

# \$459,900 - 94 Balsam Crescent, Olds

MLS® #A2231754

**\$459,900**

4 Bedroom, 3.00 Bathroom, 2,173 sqft

Residential on 0.13 Acres

NONE, Olds, Alberta

Welcome to this well cared for 4 bedroom + Den, 3 bathroom, large family home offering over 2,100 sq. ft. of thoughtfully designed living space in a desirable location in Olds. Ideally situated just minutes from shopping, schools, playgrounds, fire station, and walking paths – this home delivers both convenience and peace of mind. Step through the front door into a spacious, welcoming living room with high ceilings and lots of light. Then travel towards a beautiful kitchen/eating area with loads of cabinetry and cupboard space, corner pantry, large island with raised breakfast bar, all opening onto the back deck overlooking its mature, landscaped and fenced backyard. The property has a layout ideal for entertaining and everyday living. Just off the kitchen, the second level opens onto a family room with a large built-in wood fireplace, 2 piece washroom, and bedroom/office, all with in-floor heating on this level. Upstairs you will find the comfortable primary bedroom with 3 piece ensuite and walk-in closet, 2 more generously sized bedrooms, a closet laundry area, 4 piece bathroom, and up a few steps, a den/craft area which overlooks the main living room below. Downstairs, the partially developed basement with in-floor heating expands your living space with a flex area that could be used for workouts, and storage plus utility room. The utility room boasts a newer electric panel, newer tankless hot water system, and newer furnace within the last few years. Step outside to your semi-private



backyard oasis, complete with mature trees, large 12' x 26' rear deck, concrete patio with fire pit, garden shed, all backing onto walking trails and green space. The house is roughed-in for a hot tub as well. Top it off with a large driveway and double attached garage, to make this the ultimate family home, with mature trees, in a great area of Olds close to schools, and all ready for a new owner. Donâ€™t miss your opportunity to call this property your next home!

Built in 1990

**Essential Information**

MLS® #	A2231754
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,173
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	94 Balsam Crescent
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1K9

**Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

	Garage Faces Front
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, City Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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