

# \$649,888 - 5812 63 Avenue, Olds

MLS® #A2252526

**\$649,888**

4 Bedroom, 3.00 Bathroom, 1,464 sqft  
Residential on 0.22 Acres

NONE, Olds, Alberta

\*\*\*\* OPEN HOUSE, SUNDAY SEPTEMBER 7, 2-4PM \*\*\*\* PLEASE SEE INTERACTIVE VIDEO. Imagine waking up every day to the serenity of a West-facing backyard overlooking a beautiful treed reserve—one of the most desirable settings in all of Olds, and available for under \$650,000! This home has been extensively renovated over the past two years, offering the look and feel of a brand-new property. Step inside to a welcoming foyer with a new skylight above and luxury vinyl flooring that flows seamlessly across the main level. All windows have been upgraded to energy-efficient triple pane. The chef inspired kitchen with stainless appliances is a showstopper, featuring granite countertops, soft-close cabinetry, a corner pantry, gas fireplace, and a massive island—perfect for entertaining. Oversized patio doors lead you to a large deck and private West backyard, where the reserve creates a peaceful, park-like setting to enjoy with family and friends. The primary retreat is tucked at the back of the home with tranquil views, a spa-inspired ensuite with double sinks and a soaker tub, and a huge walk-in closet that conveniently includes laundry. A second bedroom and full bathroom complete the main floor. Downstairs, the fully finished lower level offers a spacious recreation room ideal for movie nights or games, plus two additional bedrooms, a full bathroom, and even a summer kitchen. There's direct access to the garage from the basement—a thoughtful



bonus for multi-generational living or guests. Recent upgrades also include shingles, mechanical systems, water softener, carpet, insulation in the attic, and more, ensuring peace of mind for years to come. Truly a rare find in an unbeatable locationâ€”just move in & Enjoy!

Built in 1994

### **Essential Information**

MLS® #	A2252526
Price	\$649,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	0.22
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5812 63 Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 1V3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home,
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Appliances	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Exterior Entry, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Treed, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	19
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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