

\$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,
-------------------	--

	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	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	32
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.