



**125 Crystalridge Drive
Okotoks, Alberta**

MLS # A2291268



\$739,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Crystalridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,330 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Close to Clubhouse, Treed | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Pot Rack, Peg Board in Office | | |

Welcome to 125 Crystalridge Drive, nestled in the highly sought-after community of Crystal Ridge in Okotoks—a postcard-perfect town where small-town charm meets modern convenience. Known for its historic Old Towne, scenic pathways, and wonderful walkability to quaint coffee shops and locally loved restaurants, Okotoks offers a lifestyle that is both vibrant and relaxed. From ball games and community events to everyday amenities just minutes away, it’s easy to see why this is considered one of the most desirable places to raise a family. Presenting over 3,300 square feet of newly refreshed developed living space, this beautifully updated home offers an abundance of room for both everyday living and entertaining. From the moment you step inside, you are welcomed by a stunning open great room with soaring 17-foot ceilings and expansive windows that fill the space with natural light. Brand new luxury vinyl plank flooring flows throughout the main level, creating warmth and cohesion, while a three-sided feature fireplace provides an elegant focal point enjoyed from both the living and dining areas. The spacious dining room seamlessly connects to the refreshed kitchen, where thoughtful updates include brand new quartz countertops, central island, stylish backsplash, refinished cabinetry, corner pantry & new fridge and stove—perfectly designed for both family living and entertaining. Completing the main level is a dedicated office or den, a convenient powder room, and a large laundry area. A graceful curved staircase leads to the upper level where thoughtful design continues. Two secondary bedrooms and a full main bathroom are situated on one side, while an open catwalk with banister leads to the impressive primary retreat. This expansive bedroom offers ample space for a full suite of furnishings and features a beautiful walk-in

closet accessed through double French doors. The five-piece ensuite is a relaxing sanctuary with dual vanities, a deep soaker tub, standalone shower, and a skylight that fills the space with natural light. The fully finished basement expands the home's versatility with two additional bedrooms, a large recreation room, a flexible bonus space, a full bathroom, and a wet bar—ideal for entertaining guests or creating the ultimate family gathering area. Brand new carpet throughout the upper level and basement adds comfort and a fresh finishing touch. Situated on a large lot with convenient back lane access, the property offers excellent potential for RV accessibility to the backyard. The location is equally impressive—walking distance to schools and the beloved Crystal Shores Lake, Okotoks's only lake community. Here, residents enjoy four seasons of recreation, from summer days spent swimming, fishing, and playing beach volleyball to hockey games and skating in the winter. With the warmth of a small-town community and quick access to Calgary, Okotoks truly offers the best of both worlds—where families grow, memories are made and community truly matters.