



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**160 Crystal Green Drive SE
Okotoks, Alberta**

MLS # A2297437



\$875,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Alarm System

Welcome to a home that seamlessly combines executive luxury with a highly functional layout designed for modern family living in the prestigious Crystal Shores lake and golf community. This residence feels bright, modern, and completely move-in ready with fresh paint throughout, featuring airy 9-foot ceilings and a massive chef's kitchen with a huge island that overlooks the great room. The "command center" of the main floor includes a massive walk-through pantry leading into an oversized mudroom designed to manage an active household's gear with ease. The front flex room, currently used as a hair salon, offers the perfect quiet space for a home office, music room, or formal dining. The dining nook provides a direct indoor-outdoor flow to a finished deck and a fully landscaped yard equipped with a pre-installed irrigation system. A rare standout feature of this property is the upper-level layout hosting four spacious bedrooms all on a single floor, including an enormous master retreat with a private sanctuary area and a spa-like ensuite featuring dual sinks, a 5-foot shower, and a 6-foot soaker tub. Laundry on this level makes the daily routine effortless for large families. The developed lower level is specifically tailored for multigenerational living or guests, boasting a fifth bedroom, a 3-piece bathroom, custom built-ins, and a partial kitchen for a self-contained feel. Car enthusiasts and hobbyists will appreciate the oversized 26x24 garage—measuring 25'4" x 23'11" per the floor plan—providing ample depth and width for large trucks, toys, and a workbench, added bonus, in-floor heat is available for completion. Stay cool all summer with central air conditioning, all while benefiting from exclusive access to Crystal Shores Lake for beach days, fishing, and skating, along with proximity to the Crystal Ridge Golf Club. Total Living Area: 3021 sq.ft.

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