



**207 Crystalridge Place  
Okotoks, Alberta**

**MLS # A2298825**



**\$559,900**

<b>Division:</b>	Crystalridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Brackets		

A Fantastic opportunity in a quiet cul-de-sac, in the Lake community of Crystal Shores, this home is easy walking distance to Dr. Morris Gibson school, the Lake and recreation facilities. The main floor offers a great layout perfect for entertaining the whole family, with a front flex room, currently being used as a dining room, a large living room with gas fireplace to cozy up to on those chilly nights and a recently renovated kitchen (2019) with new cabinets and quartz counters, stainless appliances, ample cupboard space and a there is even a pantry, the chef in the family will not be disappointed. The main floor also offers a half bath and separate laundry room for your convenience. Upstairs on a clear day offers beautiful views from the front window and floods the home with tons of natural light, up here you will find the large Primary bedroom with 4 piece ensuite and a walk in closet, two additional good sized bedrooms and another 4 piece bath. The basement has the perfect set up for future development and has a rough in for a bathroom. The back yard offers a deck for entertaining and enjoying those summer BBQ's with tons of privacy and your vehicles will also be happy as there is a front attached garage to keep them out of the elements. With a few cosmetic and personal touches this home has so much potential and in an amenities rich and family friendly Lake Community, it's the perfect place to make your own!