



**462 Crystal Green Manor
Okotoks, Alberta**

MLS # A2304266



\$969,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,617 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Laminate Counters		

Inclusions: Underground Sprinkler System, Allure Outdoor Lighting, Hot tub and Equipment, Firepit with Outside Chairs

WELCOME TO YOUR DREAM BUNGALOW LOADED WITH A TON OF GOODIES, BACKING ON TO BEAUTIFUL CRYSTAL RIDGE GOLF COURSE IN OKOTOKS, ONLY A QUICK DRIVE FROM THE BUSY CITY OF CALGARY'. An exquisite custom built walkout bungalow nestled on an exquisite, landscaped lot, in a quiet long cul-de-sac backing west onto a parklike golf course. The home has been lovingly updated and maintained by the original owners. The 1617 square foot main floor features an open, spacious design with vaulted ceilings, tigerwood hardwood floors, and picture windows. The living/family room enjoys a marvelous stone fireplace for cozy evenings, a lovely dining area for formal times, the gourmet kitchen is a chef's dream come true, with a gas range, a built-in oven, warming drawer, loads of cupboards, granite counters, walk in pantry, plus a fantastic huge island perfect for entertaining. The primary bedroom features a walk-in closet and five piece ensuite complete with a therapeutic air bathtub. Eating area has access to the wrap around deck to enjoy the privacy, lovely landscaping, and the evening sun. For convenience, the laundry and powder room are on main floor. Lower walkout level features a family/games/theatre room for enjoyable fun times. There are an additional two bedrooms, an office/den, three-piece bathroom, as well as space for a gym. The patio area is magnificent with a hot tub, and a few steps away, a cozy firepit. THE NUMEROUS EXTRAS INCLUDE UNDERGROUND SPRINKLER SYSTEM, ALLURE OUTDOOR LIGHTING, WATER LINES IN GARAGE AND ON DECK, CENTRAL AIR, ALL CLOSETS WITH AUTO LIGHTS, SURROUND SYSTEM UPSTAIRS IN LIVING & DINING ROOM, KITCHEN, ENSUITE, AND UPPER & LOWER DECK, MOVIE SYSTEM DOWNSTAIRS WITH SUB-WOOFER, AND

NATURAL GAS OUTLETS ON BOTH UPPER & LOWER DECKS. RECENT UPGRADES INCLUDE, ROOF SHINGLES (2017), FRIDGE WITH WATER & ICE (2023), DISHWASHER (2024), MICROWAVE (2024), VACU FLO (2023), NEW IN-SLAB HEATING PUMP (2024), 75 GALLON HOT WATER TANK (2024), NEW BLINDS (2023). THE ANNUAL HOA GIVES ACCESS TO CRYSTAL SHORES LAKE JUST BLOCKS AWAY. DO NOT MISS VIEWING THIS LOVELY HOME, IT IS PRECIOUS!!!