



GRASSROOTS

REALTY GROUP

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157 Crystal Green Drive
Okotoks, Alberta

MLS # A2304524



\$845,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No B		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wired for Sound		

Inclusions: Garage gas heater.

Not too many places have this kind of view. This truly exceptional, meticulously maintained two-storey, 3 bedroom home in Okotoks backs directly onto the golf course, offering uninterrupted green space, wildlife, and views that include the mountains. The landscaping has been beautifully redone, while inside you’ll find new flooring throughout the upper level and stairs, updated lighting and the added comfort of central air conditioning. The heated and insulated double car garage is another feature—perfect for Alberta winters, whether you’re parking, storing, or working on projects year-round. Step inside and you’re welcomed by a warm, light-filled space due to the floor to ceiling windows facing the golf course. The open-concept kitchen features granite countertops, stainless steel appliances, and a large pantry—perfect for those who love to cook and gather. Upstairs, the layout is both functional and inviting. The primary retreat captures stunning west-facing views, complete with a luxurious 5-piece ensuite and walk-in closet. The bonus room, with vaulted ceilings and positioned at the back of the home, offers a perfect place to relax while taking in the same incredible scenery, from inside or on the balcony, morning, noon, or sunset. Laundry days are easier here as you will find the laundry room right at the top of the stairs. The basement is a blank canvas to make it your own. With lake access included, you can enjoy everything from summer days on the water to winter skating and ice fishing—This home is special. Book your showing today.