



**72 Crystalridge Crescent  
Okotoks, Alberta**

**MLS # A2305264**



**\$680,000**

<b>Division:</b>	Crystalridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<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	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** N/A

Welcome to this beautifully updated 2-storey family home in the sought-after Crystalridge community of Okotoks &mdash; offering nearly 2,000 sq ft of developed living space, thoughtful updates, and the perfect blend of function, comfort, and practicality for today&rsquo;s family lifestyle. Step inside to an inviting open-concept main floor designed for both everyday living and entertaining. The updated kitchen features stone countertops, a gas stove, modern finishes, and plenty of workspace, all flowing seamlessly into the bright living and dining areas. Enjoy effortless indoor-outdoor living as you step directly onto the deck overlooking the spacious backyard &mdash; perfect for summer BBQs, entertaining guests, or watching the kids play. Convenience is key with main floor laundry and beautifully updated modern bathrooms throughout the home. Upstairs, you&rsquo;ll find 3 bedrooms and a full bathroom, including a spacious primary retreat complete with a large walk-in closet and private ensuite bathroom. The fully developed lower level adds even more functional living space with a large recreation area, an additional bedroom, and a full bathroom &mdash; ideal for guests, teens, or a home office setup. Located in Crystalridge, Okotoks&rsquo; only lake community, you&rsquo;ll enjoy year-round access to Crystal Shores Lake along with the convenience of being just steps from schools, parks, and walking paths. This is the perfect opportunity to move right into a stylish, family-friendly home in an unbeatable location.