



**GRASSROOTS**

REALTY GROUP

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**212 Crystal Green Place  
Okotoks, Alberta**

**MLS # A2305277**



**\$759,000**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,324 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

\*\*\* OPEN HOUSE SATURDAY JUNE 6TH 2PM-4PM \*\*\* There are homes you live in&hellip; and then there are homes that become the backdrop to your best memories. Welcome to Crystal Green &mdash; one of Okotoks&rsquo; most desirable communities, offering EXCLUSIVE LAKE ACCESS just steps from your door. Enjoy summers at the lake and beach, and winters skating under the open sky &mdash; true YEAR-ROUND LAKE LIVING. This beautifully updated two-storey offers over 3,300 SQ FT OF FINISHED LIVING SPACE, designed for both comfort and connection. Inside, you&rsquo;ll find FRESH FLOORING THROUGHOUT, a bright and functional kitchen with a SPACIOUS ISLAND and sunny nook, and a cozy GREAT ROOM WITH FIREPLACE. Upstairs features a LARGE BONUS ROOM, a relaxing PRIMARY SUITE WITH SPA-INSPIRED ENSUITE, and TWO ADDITIONAL BEDROOMS. The fully finished basement adds an OVERSIZED REC ROOM, FOURTH BEDROOM, and room to grow. Step outside and the lifestyle continues &mdash; your private backyard oasis includes a HEATED IN-GROUND POOL, HOT TUB, and CEDAR DECK, perfect for entertaining or unwinding. With MAJOR UPGRADES ALREADY COMPLETE and unbeatable proximity to the lake, this is a rare opportunity in Crystal Green. Book your private showing today.