



**66 Crystalridge Crescent
Okotoks, Alberta**

MLS # A2305869



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,874 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: BBQ station, shed

Welcome to this fantastic fully finished family home, offering nearly 2,645 sq ft of developed living space, ideally located on a quiet street in the highly sought-after lake community of Crystal Shores. Just a short walk to schools, the rec centre, pathways, and the lake. Step inside and be greeted by a bright, open-to-above entrance and beautiful hardwood flooring. The well-appointed kitchen features classic white cabinetry, a functional island, modern subway tile backsplash and a corner pantry - perfect for preparing family meals! The spacious dining area easily accommodates gatherings and offers patio doors leading out to a huge deck, perfect for summer BBQs. The inviting living room is filled with natural light from the large rear-facing window and showcases a cozy gas fireplace with tiled surround and mantle. Completing the main level is a convenient mudroom/laundry and an updated 2-piece bathroom with quartz countertops. Upstairs, you'll find a generous bonus room with west-facing views—perfect for relaxing at the end of the day. The primary bedroom offers plenty of space, a large walk-in closet, and a 4-piece ensuite complete with a soaker tub, separate shower, and oversized vanity. Two additional good-sized bedrooms and a full 4-piece family bathroom complete this level. The fully finished basement expands your living space with a huge family/games room featuring laminate flooring and a fantastic wet bar area with drinks fridge —ideal for entertaining. There is also a fourth bedroom (window may not meet current egress requirements), a modern 3-piece bathroom with large tiled shower. There is additional storage with built in shelving too! Step outside to enjoy the private backyard, complete with a large deck, brick patio, BBQ station with granite counters, storage shed, and back lane access. Additional highlights include an insulated double

attached garage and a hot water tank replaced last year. This is a wonderful opportunity to own a spacious, move-in ready home and enjoy summer at the lake!