



**9 Crystal Green Way
Okotoks, Alberta**

MLS # A2307873



\$809,900

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters		

Inclusions: N/A

Offering lake privileges and just steps from the golf course and scenic walking paths, this immaculate home has been lovingly maintained and is well suited for a growing family. The open-concept floor plan features 9' ceilings, refurbished hardwood floors, newer appliances and a west-facing backyard, filling the home with natural light. The main floor includes a versatile front den that can also serve as a formal dining room, a bright and welcoming living room with a gas fireplace, and a spacious kitchen with abundant cabinetry and counter space. Upstairs, you'll find a large bonus room, a spacious primary bedroom with a walk-in closet and a 5-piece ensuite, along with two generously sized children's bedrooms—perfect for family living. The fully developed basement offers a massive family room with a cozy corner fireplace, a fourth bedroom, a 3-piece bathroom, and ample storage space. You'll appreciate the thoughtful design, including numerous windows and architectural niches that enhance both style and functionality. Outside, the west-facing backyard with mature trees provides a wonderful space for kids to play and for relaxing evenings. The double attached garage adds convenience and additional storage. Recent updates include shingles, west and north siding, and eavestroughs, all replaced within the past few years. Ideally located with lake access, close proximity to the golf course, and within walking distance to the newer Meadow Ridge School (K-9) and Holy Trinity Academy, this home truly offers the complete package!