



**201 Crystalridge Rise  
Okotoks, Alberta**

**MLS # A2310474**



**\$669,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crystalridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,593 sq.ft.   | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows |                   |    |
| <b>Inclusions:</b> | TV and mount in basement   |                   |    |

With lake privileges and backs onto a walking trail, this Crystal Ridge home in Okotoks is your summer staycation. Move-in ready 3-bedroom detached home with fresh paint, new carpet, engineered hardwood floors, central A/C, underground sprinklers, and a fully finished basement. Outdoor family fun is right out your back door with green space and trails running through the community. Located near the entrance of Crystal Ridge in a quiet pocket at the end of the street with no through the community traffic. The main level features an open-concept design with a bright and spacious kitchen offering newer appliances, island seating, and a large pantry. The dining and living areas flow naturally and include a gas fireplace and updated lighting. As a corner lot, it has beautiful windows on the side of the home, filling it with natural light. Upstairs you'll find three bedrooms &mdash; including the primary suite with a 4-piece ensuite and room for a king-sized bed, plus a large bonus room that flexes as a media room or home office. The developed basement includes a 2-piece bathroom, additional living space, and generous storage. Outside, a two-tier deck with a privacy wall and enclosed below-deck storage connects to a landscaped yard designed for low maintenance with underground sprinklers and direct access to the green space behind. Additional upgrades: new roof with drip edge (2017), newer hot water tank, newer washer and dryer, Hunter Douglas blinds, heated floors in the 2-piece bath, and pre-wired for a future hot tub.