



**GRASSROOTS**

REALTY GROUP

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**202 Crystal Green Place  
Okotoks, Alberta**

**MLS # A2320307**



**\$849,900**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,212 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	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>	Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Hood fan

Located in Crystal Green with lake access, this fully developed two storey home offers over 3,000 sq ft of finished living space. The main floor has been updated with hardwood flooring and a stunning new kitchen with quartz countertops, custom cabinetry, glass tile backsplash, a huge island, and additional built in counter space in the dining area. A flex room near the front of the home provides options for a home office, dining room, and features a murphy bed. The main floor also includes laundry room with plenty of storage, a 2 piece bathroom, and access to the heated double garage. Upstairs, the vaulted bonus room creates a separate living space, while the primary bedroom offers a walk in closet and private 4-piece ensuite. Two additional bedrooms and a renovated main bathroom complete the upper level. The finished basement adds even more usable space with a large recreation room, big windows, a full 4-piece bathroom with attached sauna and mini hot tub, and the potential to add a fourth bedroom easily. Outside, the south facing backyard is a standout feature a covered back deck, paver stone patio, fire pit area, mature trees for added privacy, and enclosed storage beneath the deck. Crystal Green is a popular golf course community close to schools, shopping, restaurants, Crystal Shores Lake, and Crystal Ridge Golf Club, with convenient access to Calgary and major amenities.