



**209 Crystal Green Point  
Okotoks, Alberta**

**MLS # A2322719**



**\$769,900**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<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, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 209 Crystal Green Point nestled on a beautiful, landscaped corner lot &ndash; 2-storey with 3 BEDROOMS | 2.5 BATHROOMS | MAIN FLOOR OFFICE | GORGEOUS OPEN CONCEPT KITCHEN | WALK-IN PANTRY | BONUS ROOM | STEPS TO CRYSTAL RIDGE GOLF COURSE. This large, landscaped corner lot, impressive home offers the perfect blend of space, style, and location. Just a 2-minute walk to Crystal Ridge Golf Course, you&rsquo;ll love the lifestyle this sought-after community provides along with its friendly neighbours. Step inside to discover a bright inviting open-concept floor plan designed for both everyday living and entertaining. The spacious kitchen features granite countertops, an undermounted sink, espresso cabinetry, stainless steel appliances, a walk-in pantry, and plenty of workspace for the home chef. The adjoining dining and living areas create a seamless flow, enhanced by soaring ceilings and abundant natural light. A dedicated main-floor provides the ideal work-from-home setup, while the convenient main-floor laundry room adds practicality. Upstairs, the stunning bonus room overlooks the main living area, creating an airy and open feel. The generous primary suite offers a private retreat, complemented by two additional bedrooms and a well-appointed full bathroom. Enjoy outdoor living from the charming front patio or unwind on the beautiful back deck (recently redone), perfect for summer barbeques and relaxing evenings. The expansive corner lot provides exceptional curb appeal and plenty of space for family activities. Bonus no side walks to shovel in the winter. This is a rare opportunity to own a well-appointed home in one of Okotoks&rsquo; most desirable golf course communities. Close to walking paths, schools, shopping, and recreation, this home truly has it all along with PRIDE OF

OWNERSHIP!