



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

52 Crystal Green Way  
Okotoks, Alberta

MLS # A2324342



**\$774,900**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Lake, Landscaped, No Neighbours Behind, C		

<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>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome home to this stunning, meticulously maintained 2-storey residence, perfectly situated backing onto the picturesque 9th tee box of the Crystal Ridge Golf Club. This gem is just a leisurely stroll away from the private community lake, top-tier schools, and the golf clubhouse! As you step through the front door, you're welcomed by gleaming maple hardwood floors and a thoughtfully designed layout, featuring a dedicated home office to your right and convenient garage access to your left, complete with main floor laundry. The expansive open-concept living area boasts soaring 9-foot ceilings, luxurious granite countertops, a spacious corner pantry, and a generous island that's ideal for family gatherings. Enjoy breathtaking golf course views from both the dining and living rooms, the latter of which is adorned with a cozy gas fireplace—perfect for those chilly winter evenings. Upstairs, discover three inviting bedrooms, including the primary suite, which offers a lavish walk-in closet and a beautifully appointed 4-piece ensuite complete with an indulgent soaker tub and walk-in shower. The upper level also features two additional bedrooms and a family-friendly 4-piece bathroom, along with a massive bonus room that faces west, showcasing magnificent mountain vistas. The lower level doesn't disappoint, featuring a full bathroom, a versatile rec room, and ample storage space, with the potential to develop a fourth bedroom. Step outside to the expansive backyard, highlighted by a composite deck—an idyllic setting to unwind while watching golfers in action or spotting the deer that gracefully graze on the fairways nearly every morning. This exceptional home is conveniently located near schools, shops, playgrounds, parks, and, of course, the serene lake and golf course. Don't miss your chance to experience luxury

living&mdash;book your viewing today!