



GRASSROOTS
REALTY GROUP

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242 Crystal Green Point
Okotoks, Alberta

MLS # A2330836



\$725,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: NA

Welcome to this beautifully updated 4 bedroom, 3.5 bathroom home offering 2,022 sq. ft. of thoughtfully designed living space, ideally situated at the end of a quiet cul-de-sac in the sought after community of Crystal Green. Set on a large pie shaped lot with no neighbours behind, this property offers exceptional privacy and a sunny west-facing backyard complete with a spacious deck, perfect for afternoon sunshine, outdoor dining, entertaining, or simply relaxing at the end of the day. Inside, you'll find numerous updates completed over the past five years, including luxury vinyl plank flooring throughout, updated stainless steel kitchen appliances, a new washer and dryer, and a new hot water tank. The bright, functional layout is perfect for families, featuring a spacious living area, a welcoming two storey foyer, and a large bonus room with beautiful wood railings overlooking the front entrance. Upstairs offers three generously sized bedrooms, including a spacious primary suite complete with a private ensuite and ample closet space. The fully developed basement expands your living space with a large recreation room, a fourth bedroom, and a full 4 piece bathroom, ideal for guests, teenagers, or a home office. Located just minutes from public and separate schools, Crystal Green Golf Course, shopping, and restaurants, this home also includes coveted lake privileges at Crystal Shores. Enjoy year-round recreation with swimming, fishing, paddleboarding, kayaking, beach volleyball, barbecues, and family events in the summer, followed by skating, hockey, and ice fishing during the winter months. Offering an exceptional combination of location, updates, space, and lifestyle, this is a wonderful opportunity to make Crystal Green your next home.

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