



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

137, 1 Crystal Green Lane
Okotoks, Alberta

MLS # A2332766



\$449,900

Division:	Crystal Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,219 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 626
LLD:	-
Zoning:	NC
Utilities:	-

Inclusions: N/A

Looking for a condo that offers the comfort and feel of the main floor of a spacious home?~ Perfectly positioned just steps from Crystal Ridge Golf Course, this immaculate, sun-filled corner suite offers an exceptional combination of elegance, comfort, and convenience. Soaring 9' ceilings and a dramatic wall of windows flood the home with natural light, creating a warm and inviting atmosphere throughout. Thoughtfully designed, the home features 2 generous bedrooms, 2 full bathrooms, a spacious walk-in shower, in-suite laundry, and a timeless, beautifully updated kitchen with abundant counter space, under-cabinet lighting, and plenty of room to gather. The dining area easily accommodates a large table and cabinet, making it perfect for entertaining family and friends. Your 2 TITLED UNDERGROUND PARKING STALLS are located directly beneath the unit, with additional storage conveniently attached to each stall. Best of all, you can come and go without ever needing to use the elevator. Penncross is a beautifully maintained building where pride of ownership is evident from the moment you arrive. Bright, welcoming hallways, a fitness room with expansive windows overlooking the beautifully landscaped courtyard, and inviting common spaces create a true sense of community. Enjoy a quiet afternoon with a book, meet friends for a game of cards, or practice your putting on the indoor green. The location is second to none. Stroll to the golf clubhouse for lunch, walk to the charming locally owned coffee shop and bakery, enjoy private access to Crystal Shores Lake, or explore the picturesque walking and biking trails that wind their way to the natural beauty of the Sheep River. The west-facing patio is the perfect place to relax with your morning coffee or unwind with an evening beverage while enjoying sunshine well into the cooler months. Pets are welcome at Penncross

with board approval, making this an ideal home for both you and your four-legged companion. One final feature you'll truly appreciate is the convenient exterior exit located just steps from your front door—offering quick and easy access whenever you're heading out for a walk, meeting guests, or simply enjoying the outdoors. This is more than a beautiful condo—it's an effortless lifestyle in one of Okotoks' most desirable communities.