



GRASSROOTS
REALTY GROUP

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76 Crystalridge Crescent
Okotoks, Alberta

MLS # A2336464



\$615,000

Division:	Crystalridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,155 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home		

Inclusions: Pool Table, Dart Board, Gazebo (and all accessories) w/Lights, Basement Fridge, Curtains and Rods, Metal Shelf in Garage, Living Room Mirror, Dartboard

****OPEN HOUSE on Sunday Sept 27, 1-3pm**** Discover the lifestyle that makes Crystal Ridge one of Okotoks's most desirable communities! Set on a spacious corner lot with back alley access and a wide driveway, this beautifully updated bi-level combines a functional family-friendly layout with year-round lake privileges. The bright main level welcomes you with a spacious living room filled with natural light and an updated kitchen featuring stainless steel appliances, generous cabinetry, and plenty of room for everyday living and entertaining. Three well-sized bedrooms are located on the main floor, including the primary bedroom with convenient cheater ensuite access to a full bathroom featuring an extra-wide, extra-deep jetted tub. Downstairs, the fully developed basement offers an impressive amount of additional living space. A massive family and recreation room creates the perfect setting for movie nights, games, or entertaining, complete with a pool table and bar area. An additional bedroom and full bathroom provide excellent flexibility for guests, older children, a home office, or extended family. The outdoor space is equally inviting, with a good-sized deck overlooking the yard and a stone patio with gazebo—an ideal setup for BBQs, summer evenings, and gatherings with friends and family. Best of all, ownership includes access to the incredible Crystal Shores Lake lifestyle. Spend summer days at the sandy beach, paddle boating, playing volleyball, or fishing, then enjoy skating and hockey throughout the winter months. Dr. Morris Gibson School, the lake, and nearby recreation facilities are all within easy walking distance, while shopping, restaurants, schools, and everyday amenities are just minutes away. With its updated interior, generous living spaces, fantastic lot, and access to one of Okotoks's most loved community

amenities, this Crystal Ridge home offers the space, location, and lifestyle you’ve been looking for.