



GRASSROOTS
REALTY GROUP

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246 Crystal Green Point
Okotoks, Alberta

MLS # A2341683



\$790,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, High Ceilings

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

Inclusions: Shed, TV mounts.

Tucked into a quiet cul-de-sac with lake privileges, this spacious 4-bedroom, 3.5-bath home offers room to spread out and one of the best backyards on the street. The main floor showcases hardwood throughout, 9 ft ceilings, and granite counters, with central air conditioning for year-round comfort. Upstairs, a bonus room adds flexible living space, and the ensuite offers the convenience of double sinks. The fully finished basement extends the living space further with a rec room, games room, a fourth bedroom, and a full bath — ideal for guests, movie nights, or a home gym. Outside, there is pie-shaped lot with sun-filled southwest exposure and a two-tiered deck made for long summer evenings. Quiet street, lake access, and space for everyone.