



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**117 Crystal Green Court
Okotoks, Alberta**

MLS # A2342870



\$925,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, Private Electric Vehicle Charge		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air
Floors:	Carpet, Hardwood, Other, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Quartz Counters

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

Inclusions: Basement upright freezer in utility room, two arbour on east side walkway, wine cooler in kitchen, all mirrors except for the living room and child room ones referenced in exclusions, large window seat cushion in bonus room, Shed, Garage Built-In Cabinets and Attached Shelves, Ceiling Fans, Light Fixtures, Second Humidifier

Welcome to 117 Crystal Green Court, a beautifully updated spacious four-bedroom home in the sought-after lake community of Crystal Shores. With over \$200,000 invested in professional renovations and improvements, this home offers the rare combination of an established neighbourhood, mature landscaping and contemporary, move-in-ready interior. Step inside to an impressive double-height foyer with a custom staircase and a bright, open main floor featuring 9' ceilings, hardwood flooring, large windows and a custom Valor fireplace with full height Rundlestone. The white kitchen is designed for both everyday living and entertaining, with granite countertops, an oversized island, newer Bosch appliances and excellent storage. A spacious walk-through butler's pantry adds built-in cabinetry and additional counter space. Upstairs, the vaulted bonus room with its inviting window seat provides a wonderful second living space. The primary retreat enjoys a three-season mountain view, a large custom walk-in closet and a luxurious 5-piece ensuite with heated tile floors, tub and a separate shower with rain head. Two additional generously sized bedrooms, a full bathroom and convenient upper-floor laundry complete this level. The professionally finished basement adds even more versatile living space with large windows, luxury vinyl tile flooring, a spacious family room with built-in storage, flex area, fourth bedroom with double closets, and an oversized 4-piece bathroom. Outside, the property is every bit as impressive! Professionally landscaped in 2023, the fully fenced yard features mature trees, perennials, herringbone stonework and a large deck with gas BBQ hookup, creating a beautiful, low-maintenance setting for outdoor living. The oversized insulated double attached garage includes an EV charger, and the long driveway provides additional parking. Other

notable improvements include triple-glazed Low-E windows along the south side of the home, designer lighting, custom Hunter Douglas window coverings, two furnaces, air conditioning serving the upper level, newer humidifiers, newer water softener and two hot water tanks. And then there is the lifestyle. Crystal Shores offers year-round lake recreation, along with community amenities, pathways, nearby playgrounds, schools and Crystal Ridge Golf Course—all within the town of Okotoks. Professionally renovated. Beautifully established. And located in one of Okotoks' most loved lake communities. 117 Crystal Green Court is ready to welcome its next owners.