



GRASSROOTS
REALTY GROUP

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53 Crystal Green Drive
Okotoks, Alberta

MLS # A2346575



\$998,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,657 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, See		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: n/a

Welcome to this 1,657 sq ft walkout bungalow with 3 bedrooms, 2.5 bathrooms, a fully finished basement, and an attached double garage, sitting on a beautifully landscaped lot that backs onto green space! Walking in, you're greeted by a spacious foyer with the formal dining room just off the front of the home. From there, the layout opens into the kitchen, breakfast nook, and living room at the back, with hardwood flooring and large windows bringing in plenty of natural light. The living room is anchored by a gas fireplace, while the breakfast nook sits just off the kitchen with direct access to the upper deck. The kitchen gives you plenty of workspace with a large centre island, dark cabinetry, granite countertops, a gas stove, stainless steel appliances, and a pantry. Just off the kitchen is a breakfast nook surrounded by windows, while the larger dining room gives you lots of space when you're entertaining. The primary bedroom is also on the main floor and has its own walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and separate shower. Main-floor laundry and a 2-piece bathroom round out this level, making the bungalow layout especially practical. Downstairs, the fully finished walkout basement opens into a huge games and family room with a second gas fireplace and built-in wet bar. There are two additional bedrooms, a 4-piece bathroom, and a large storage room, giving you plenty of space for guests, older kids, or just having a separate area to relax.