



GRASSROOTS
REALTY GROUP

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209 Crystal Green Point
Okotoks, Alberta

MLS # A2348495



\$765,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Love where you live! Welcome to Crystal Green Point, 2-storey with 3 BEDROOMS | 2.5 BATHROOMS | MAIN FLOOR OFFICE | GORGEOUS OPEN CONCEPT KITCHEN | WALK-IN PANTRY | BONUS ROOM | STEPS TO CRYSTAL RIDGE GOLF COURSE. | LAKE PRIVILEGES. This large, landscaped corner lot, impressive home offers the perfect blend of space, style, and location. You will love the lifestyle this sought-after community provides along with its friendly neighbours. Step inside to discover a bright inviting open-concept floor plan designed for both everyday living and entertaining. The spacious kitchen features granite countertops, an undermounted sink, espresso cabinetry, a walk-in pantry, and plenty of workspace for the home chef. The adjoining dining and living areas create a seamless flow, enhanced by soaring ceilings and abundant natural light. A dedicated main-floor provides the ideal work-from-home setup, while the convenient main-floor laundry room adds practicality. Upstairs, the stunning bonus room overlooks the main living area, creating an airy and open feel. The generous primary suite offers a private retreat, complemented by two additional bedrooms and a well-appointed full bathroom. Enjoy outdoor living from the charming front patio (Imagine sipping your morning coffee here) or unwind on the beautiful recently redone back deck enjoying a glass of wine. The expansive corner lot provides exceptional curb appeal and plenty of space to enjoy with family and/or friendly neighbours.