



GRASSROOTS
REALTY GROUP

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**242 Crystal Green Point
Okotoks, Alberta**

MLS # A2351676

\$699,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully updated 4-bedroom, 3.5-bathroom home, ideally situated at the end of a quiet cul-de-sac in the highly sought-after community of Crystal Green. Offering 2,022 sq. ft. of thoughtfully designed living space plus a fully developed basement, this home blends comfort, functionality, and an exceptional outdoor lifestyle. Set on a large pie shaped lot with no neighbours behind, the property offers outstanding privacy and a sunny west facing backyard. The spacious deck is perfect for morning coffee, soaking up the afternoon sun, outdoor dining, and entertaining family and friends on warm summer evenings. Inside, the home has been thoughtfully refreshed with numerous updates over the past five years, including luxury vinyl plank flooring throughout, updated stainless steel kitchen appliances, a new washer and dryer, and a new hot water tank. The bright, inviting main floor features a welcoming two storey foyer, comfortable living and dining spaces, and a well-appointed kitchen designed to accommodate both everyday family life and entertaining. Upstairs, a spacious bonus room with beautiful wood railings overlooks the front entrance, adding to the home's open and airy feel. Three generously sized bedrooms complete the upper level, including a spacious primary retreat with a private ensuite and ample closet space. The fully developed basement extends the living space with a large recreation room, a fourth bedroom, and a full 4 piece bathroom. Whether you need room for teenagers, visiting guests, a home office, or extended family, this additional space offers plenty of flexibility. The location is hard to beat, with public and separate schools, Crystal Green Golf Course, shopping, restaurants, and everyday amenities just minutes away. Adding to the appeal, residents enjoy coveted lake privileges at Crystal Shores, providing year round recreation close

to home. Enjoy swimming, fishing, paddleboarding, kayaking, beach volleyball, barbecues, and family events in the summer, followed by skating, hockey, and ice fishing in the winter. With its peaceful cul-de-sac setting, oversized private backyard, extensive updates, fully developed living space, and sought-after lake lifestyle, this is an exceptional opportunity to enjoy the very best of Crystal Green.