



**76 Crystal Green Drive
Okotoks, Alberta**

MLS # A2351942

\$845,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Inclusions: TV mounts, electric fireplace in basement

Welcome to this beautifully maintained, original-owner home in the highly sought-after beach community of Crystal Green. Offering almost 3,500 sq. ft. of total developed living space, this home blends generous proportions, thoughtful design, and an exceptional golf course setting, where stray golf balls are rarely a concern. The impressive two-storey living room makes a striking first impression, with soaring ceilings and abundant natural light creating a bright, airy atmosphere. Hardwood And tile flooring throughout the main level adds warmth and timeless appeal. The spacious dining room is perfectly suited for hosting family gatherings and entertaining, while the well-appointed kitchen offers extensive cabinetry and a convenient walk-through pantry. You will also find a great office here on the main floor. Upstairs, the vaulted primary retreat provides a comfortable place to unwind, complete with a walk-in closet and ensuite featuring dual sinks. Two additional bedrooms, laundry and a loft-style bonus room overlooking the living room below completes this space. The fully developed basement extends the home's versatility with a massive recreation and family room, an additional bedroom, a full bathroom with heated floors, and excellent storage options throughout. Pride of ownership is evident in every detail, with recent paint touch-ups and significant updates, including a new roof and furnace this year. The hot water tank is approximately one year old, and the water softener is approximately two years old, offering added peace of mind. Outside you have a well landscaped yard and an underground sprinkler system, giving you more time to do other things you love. Beyond the home, enjoy the lifestyle that makes Crystal Green so desirable, with access to Crystal Shores beach house and year-round recreational opportunities, all complemented by the peaceful

backdrop of the golf course. This is more than a place to call home, it's an opportunity to enjoy the space, comfort, and lifestyle your family has been looking for. Call your favourite realtor to book a showing today.