



GRASSROOTS
REALTY GROUP

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**202 Crystal Green Place
Okotoks, Alberta**

MLS # A2353175

\$835,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Treed		

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

Features: Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Sauna, privacy screen, murphy bed, hot tub, 2 remotes for garage door opener

Over \$250,000 invested in upgrades over the past few years! Located in the desirable community of Crystal Green, this beautifully updated two-story home offers over 3,000 sq. ft. of fully developed living space, along with lake access and an impressive array of indoor and outdoor features. The main floor showcases hardwood flooring and a stunning beautifully renovated kitchen featuring quartz countertops, custom cabinetry, a glass tile backsplash, and top-of-the-line appliances, including an extra-deep refrigerator. Adjacent great room offers gas fireplace and loaded with windows for natural lighting. The dining room offers the added convenience of a Murphy bed, providing flexible space for overnight guests. A well-appointed laundry room with abundant storage, a two-piece bathroom, and direct access to the double attached heated garage complete this level. Upstairs, the vaulted bonus room provides a wonderful separate living space for relaxing or entertaining. The spacious primary bedroom features a walk-in closet and a four-piece, spa-inspired ensuite. Two additional bedrooms and a renovated four-piece main bathroom complete the upper level. The fully developed basement, completed in 2020, adds even more versatile living space with a large recreation room and generous windows that bring in natural light. A full four-piece bathroom with an adjacent sauna and hot tub room creates the perfect place to unwind. There is also potential to add a fourth bedroom, depending on your needs. A new hot water tank was installed in 2026. The south-facing professionally landscaped backyard is an exceptional outdoor retreat, featuring a covered deck with vinyl flooring and a privacy screen, a paver stone patio, and a dedicated fire pit area—perfect for summer entertaining or relaxing with family and friends. Mature trees provide additional privacy, with an

enclosed storage area beneath the deck offering valuable extra space. Enjoy the exceptional lifestyle Crystal Green has to offer, with golfing, lake privileges, schools, shopping, restaurants, and a variety of amenities all conveniently close by. A beautifully upgraded home offering outstanding indoor living, fantastic outdoor spaces, and the added bonus of lake access in one of Okotoks' sought-after communities!