



GRASSROOTS
REALTY GROUP

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**10 Crystalridge Bay
Okotoks, Alberta**

MLS # A2229219



\$698,900

Division:	Crystalridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: Hot tub "as is" , garage heater "as is"

Spend summer at the Lake! Beautifully presented 4 bedroom home with Air conditioning in a quiet cul de sac with Lake access. This awesome home has lots of upgrades, a pie shaped lot and must be viewed to be appreciated. As you walk in you are wowed by the open to above entrance and the abundance of natural light. Upon entering the home, you will appreciate the fabulous kitchen with stained maple cabinets to the ceiling, large island with raised eating bar, upgraded stainless steel appliances including a gas stove with double oven, corner pantry and modern backsplash. Entertain in the vaulted dining room with patio doors leading to the large low maintenance deck - perfect for BBQs! Relax in the spacious living room which features hardwood floors, corner stacked stone fireplace, in floor heating on this level and built in speakers. Completing the main floor is a laundry room and a half bath. On the 2nd level there are 3 good sized bedrooms, the master has a large walk in closet and a lovely 5 piece ensuite. There is a large bonus room with west views and a 4 piece family bathroom. In the fully finished basement is a 3 piece bathroom, a massive family/games room., another good sized bedroom and a playroom. The large pie shaped rear yard features an outdoor fireplace (perfect for making smores), a low maintenance deck, Hot tub "as is", storage shed and lots of room for a trampoline etc. This home benefits from being in the lake community with all its amenities, skating, swimming, boating, fishing etc. Did I mention the speaker system throughout the main areas? This home really does show beautifully and should be viewed to be appreciated. View 3D tour/multimedia/virtual tour.