



GRASSROOTS
REALTY GROUP

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**133, 1 Crystal Green Lane
Okotoks, Alberta**

MLS # A2233788



\$398,900

Division:	Crystal Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	957 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Radiant	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

Beautifully maintained & move-in ready, this bright main floor unit offers 2 spacious bedrooms (each with its own ensuite) for the perfect blend of comfort & privacy. Pride of ownership shines throughout, with fresh paint, newer carpet, & thoughtful features including under-cabinet lighting, in-suite laundry, plus gas line for your BBQ on your private balcony. Enjoy abundant natural light from the large west facing windows & take advantage of 2 parking stalls-1 titled underground with extra storage & 1 assigned surface stall. Located in the desirable Pennccross complex, residents enjoy exceptional amenities including a fitness centre, library/reading room, social/games room, putting greens, & an outdoor BBQ/gazebo area. Your condo fees also include HOA fees, giving you year round access to the lake & clubhouse. This home truly offers the best of lifestyle & convenience-don't miss your opportunity to live in this well-loved & amenity rich community!