



GRASSROOTS
REALTY GROUP

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**212 Crystal Green Place
Okotoks, Alberta**

MLS # A2241087



\$849,880

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Video Door Bell

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Welcome Home to Year-Round Lake Living in Crystal Green! Get ready to fall in love with this stunning 2-storey home offering 2,280sqft (3,330 total) of beautifully updated living space, perfectly situated in the highly sought-after lake community of Crystal Green in Okotoks. Imagine having year-round lake access, from sunny summer swims to skating on crisp winter days — your private lake privileges awaits! Step inside to discover this beautiful home that has gone a step above throughout every level. As of 2022, enjoy the benefit of all new flooring throughout, including waterproof luxury vinyl plank on the main floor, plush high-end carpet, & upgraded cork underlay in the basement — giving you warmth & comfort underfoot, no matter the season. The heart of the home is this gourmet kitchen featuring a large pantry, a spacious island with raised eating bar & a sunny eating nook — the perfect spot for morning coffee or casual family meals. The warmth of a fireplace & large windows makes the great room a place to surely be a favorite for all. Main floor laundry & a 2pc powder room finishes off the main level interior. The double attached garage comes complete with 220v wiring, & is fully insulated, perfect for your workshop or future EV charging needs. Upstairs you will find a huge bonus room for keeping the kids stuff off the main level offers a great TV area as well. The large primary bedroom is bright & has plenty of room for larger furnishings. The Ensuite boasts dual sinks on different vanities, a huge tub, & walk-in shower. The same luxury vinyl plank waterproof flooring as the main level keeps the same warmth & feel throughout the home. 2 more large bedrooms & a full 4pc bathroom complete the upper level. Head downstairs to find an expansive rec room, thoughtfully finished with custom built-in cabinetry — ideal for movie nights, a games area, or that

dream home gym. A forth bedroom & roughed-in bathroom area that allows for customization to meet your needs. When it's time to relax, step into your private backyard oasis — you'll feel like you're on vacation every day! A sparkling in-ground heated pool (with new heater, new liner, new covers & spa pumps in 2023) invites endless summer fun, while the hot tub, cedar deck & fencing offer the ultimate space to unwind or entertain under the stars. Additional big-ticket upgrades include a new high-efficiency furnace & hot water tank (2021), a new skylight, & new roof (2016) — giving you peace of mind for years to come. This 4-bedroom, 2.5-bathroom gem is more than just a house — it's a lifestyle. From the spacious primary suite to the family-friendly layout, every detail has been designed for comfortable living and effortless entertaining. Don't miss this rare opportunity to own a piece of Crystal Green paradise with unmatched amenities & impeccable updates. Homes like this don't come along often — book your private showing today & make this incredible lake community your new home sweet home!