



GRASSROOTS
REALTY GROUP

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**212 Crystal Green Place
Okotoks, Alberta**

MLS # A2252549



\$799,888

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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
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:	N/A		

Welcome Home to Year-Round Lake Living in Crystal Green! Get ready to fall in love with this beautiful 2-storey home offering over 2,280 sq ft (3,330 total) of living space, perfectly situated in the highly sought-after lake community of Crystal Green in Okotoks. Imagine summer swims and winter skating just steps away — your private lake privileges are waiting! Inside, this home shines with thoughtful upgrades on every level. Upgrades for the home include a brand-new dishwasher, new microwave, and a new high-efficiency pool pump & cover as of Aug 2025, to complement an already impressive list of improvements. As of 2022, the home received all new flooring, including waterproof luxury vinyl plank on the main floor & bathroom areas, plush high-end carpet & underlay, and upgraded cork underlay in the basement. The heart of the home is the beautiful kitchen, with a large pantry, spacious island with raised eating bar, and a sunny nook for casual family meals. The adjoining great room, filled with natural light and anchored by a cozy fireplace, is sure to be a family favorite. Main-floor laundry, a powder room, and an insulated double garage with 220v wiring complete this level. Upstairs, you'll find a huge bonus room, a bright and spacious primary suite with a luxurious ensuite (dual vanities, soaker tub, and walk-in shower), plus two more generous bedrooms and a 4-pc bath. The lower level expands your living options with an oversized rec room and custom built-ins, a fourth bedroom, and a roughed-in bath ready for your finishing touches. Step outside to your own private resort. A sparkling heated in-ground pool with a new heater & POOL LINER (2023), spa pump & cover (2024) sets the stage for summer fun, while the hot tub, cedar deck, and fenced yard provide the ultimate private retreat. Peace of mind comes with big-ticket upgrades too —

including a high-efficiency furnace and hot water tank (2022), a new skylight (2024), and a newer roof (2016). This 4-bed, 2.5-bath home is more than just a house — it's a lifestyle. With unmatched amenities, extensive updates, and a family-friendly design, homes like this rarely come available. Book your private showing today and make Crystal Green your new home sweet home!