

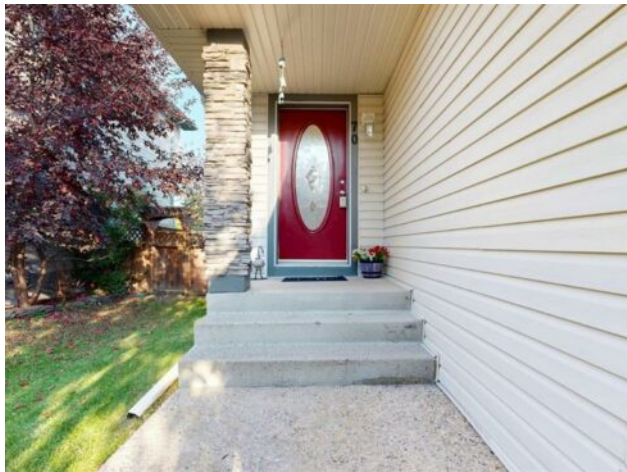


GRASSROOTS
REALTY GROUP

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**70 Crystalridge Close
Okotoks, Alberta**

MLS # A2254078



\$639,000

Division:	Crystalridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to this stunning, immaculately maintained home in the FAMILY friendly lake community of Crystal Shores. The BEACH, Rec Centre and DR. Morris Gibson school are only a few blocks away. With your purchase of this property your family will receive full beach access with year-round amenities like paddle boats, swimming and ice skating! WHAT AN AMAZING PLACE FOR YOUR FAMILY! Enter through the double attached garage or decorative frosted glass door into a large foyer with ceramic tile floor and an oversized window. The open concept main level is host to a spacious great room with LUXURY vinyl plank floors, tile-surround fireplace, 2 piece powder room, and is complimented with arched doorways and decorative niches. The well-designed kitchen offers beautiful appliances, large island, eating bar and a sunny nook leading out to a large freshly stained deck that overlooks the immaculately landscaped yard. Upstairs you will discover a large bonus room, 3 bedrooms, including a spacious master bedroom with ceiling fan, large walk-in closet, and spa-like 4-piece ensuite with elegant lighting, tile-surround jacuzzi tub and corner glass walled shower. There is also a full 4-piece bathroom upstairs. The basement is functional and has been developed to accommodate a growing family with a large bedroom and a 4 piece bathroom. The Furnace is only one year old. The double garage is large with room for 2 vehicles to park in it and there is also room for 2 vehicles to park outside for a total of 4 excellent parking stalls! This home has almost 2,800 sq. ft. of living area! It is also located close to the Sheep River with a myriad number of walking trails and downtown Okotoks with all its quaint shopping and art galleries! All this and excellent Mountain Views! Call today to book a private showing.

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