



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**307 Crystal Green Rise  
Okotoks, Alberta**

**MLS # A2255966**

**\$775,000**



<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, On Golf C		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** None

Phenomenal villa backing onto Crystal Ridge Golf Course with stunning west views. Immaculately maintained and thoughtfully designed, this home offers a rare combination of privacy, natural light, and function. Its unique position is set well back from the fairway, meaning you'll enjoy tranquil golf course views without worrying about golf balls in your yard. Step outside to a covered west-facing deck, where you can relax in the shade while soaking in beautiful evening skies and sweeping vistas. Inside, the main level features hardwood floors, expansive windows, and an open layout oriented toward the golf course. The dining room could easily double as a home office, while the spacious living area connects seamlessly to the well-appointed kitchen, finished with warm maple cabinetry, granite counters, stainless steel appliances, and a walk-through pantry. A large mudroom provides everyday convenience, and the double attached garage easily accommodates two vehicles. Upstairs, the primary retreat offers comfort and style with a private ensuite. A versatile second bedroom/bonus room showcases breathtaking mountain views, ideal as a guest space, office, or additional lounge. The fully finished basement feels bright and airy with high ceilings, big windows, and in-floor heating. Here you'll find a third bedroom, a full bathroom, and a generous family/rec room that can adapt to any lifestyle. This villa truly blends comfort, function, and location. With exceptional views, a low-maintenance lifestyle (snow removal and lawn care done for you), access to Crystal shores lake (swimming in the summer or skating in the winter), and proximity to both the golf course and Okotoks amenities, it's a one-of-a-kind opportunity.