



GRASSROOTS
REALTY GROUP

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201 Crystalridge Rise Okotoks, Alberta

MLS # A2256204



\$715,000

Division:	Crystalridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,593 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Well-maintained 3-bedroom home with bonus room and developed basement, ideally located in a peaceful, no-through pocket of the community. Backing onto a GREEN SPACE & WALKING TRAILS, this home offers excellent privacy, outdoor connection, and LAKE PRIVILEGES in a convenient yet quiet setting. The main floor features an open-concept design with FRESH PAINT, NEW CARPET, ENGINEERED HARDWOOD, a GAS FIREPLACE, and UPDATED LIGHTING. The kitchen includes NEWER APPLIANCES, island seating, and a large pantry. As a corner unit, the home enjoys abundant natural light with no adjacent homes blocking the sun. The living and dining areas flow well for both everyday life and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary suite with a 4-piece ensuite and plenty of room for a king-sized bed. A large bonus room provides flexible space for a media room, home office, or playroom. The fully developed basement includes a 2-piece bathroom, additional living space, and generous storage. Outdoor features include a two-tier deck with a privacy wall and enclosed storage area below. The landscaped yard is designed for low maintenance and includes UNDERGROUND SPRINKLERS and direct access to the green space. Additional upgrades include AIR CONDITIONING, a NEW ROOF WITH DRIP EDGE (2017), NEWER HOT WATER TANK, NEWER WASHER & DRYER, HUNTER DOUGLAS BLINDS, HEATED FLOORING in the half bath, and pre-wiring for a future hot tub.