



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 | | |

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|--------------------|--|-------------------|----|
| 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 a SUPER FUNCTIONAL FLOOR PLAN and a DEVELOPED BASEMENT, offering 2228 SQFT OF LIVING SPACE. Ideally located just off the main road at the entrance to the community, the home sits in a QUIET POCKET WITH NO THROUGH TRAFFIC, backing onto GREEN SPACE & WALKING TRAILS—offering rare privacy and LAKE PRIVILEGES in a connected, amenity-rich location. The main floor features an OPEN-CONCEPT DESIGN with FRESH PAINT THROUGHOUT, NEW CARPET, NEWER ENGINEERED HARDWOOD FLOORING, a GAS FIREPLACE, and UPDATED LIGHTING. The kitchen includes NEWER APPLIANCES, ISLAND SEATING, and excellent storage with a LARGE PANTRY. As a CORNER UNIT, the home is filled with NATURAL LIGHT and offers added privacy, with no adjacent homes blocking the sun. The LIVING AND DINING AREAS connect seamlessly for both everyday living 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 adds flexible space—perfect for a MEDIA ROOM, OFFICE, or PLAYROOM. The FULLY DEVELOPED BASEMENT offers a 2-PIECE BATHROOM, additional living space, and GENEROUS STORAGE. Enjoy outdoor living with a TWO-TIER DECK featuring a PRIVACY WALL and ENCLOSED STORAGE AREA BELOW. The LANDSCAPED YARD is designed for LOW MAINTENANCE and includes UNDERGROUND SPRINKLERS with DIRECT ACCESS TO THE GREEN SPACE. Additional upgrades include AIR CONDITIONING, a NEW ROOF WITH DRIP EDGE (2017), NEWER HOT WATER TANK, NEWER WASHER AND DRYER, and HUNTER DOUGLAS BLINDS. The HALF-BATH FEATURES

HEATED FLOORING, and the home is PRE-WIRED FOR A FUTURE HOT TUB.