



GRASSROOTS
REALTY GROUP

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**201 Crystalridge Rise
Okotoks, Alberta**

MLS # A2256204



\$699,000

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

Meticulously 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.