



GRASSROOTS
REALTY GROUP

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**144 Crystal Green Drive
Okotoks, Alberta**

MLS # A2258352



\$809,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,396 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

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:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to this beautifully upgraded 2-storey home in the coveted LAKESIDE GOLF COMMUNITY OF CRYSTAL GREEN! Offering over 3,100 sq ft of developed living space, this property showcases modern luxury, functional design, and a stunning private backyard oasis — just steps from Crystal Ridge Golf Club and with full Crystal Shores LAKE ACCESS. The main level features a bright open layout with rich hardwood floors, a front flex/dining room, and a welcoming living room with gas fireplace and custom built-ins. The chef’s kitchen has premium 2024 Bosch appliances (dual fuel oven/stove, fridge, dishwasher), a Sharp Insight microwave drawer, granite counters, custom cabinetry, corner pantry, and a large island. A private office/den, laundry with 2024 LG washer/dryer on pedestals, and guest powder room complete the main floor. Upstairs offers a luxurious primary retreat with a 5-piece ensuite (steam shower + soaker tub) and walk-in closet, plus two additional bedrooms, a 4-piece bath, and spacious bonus room. The fully finished basement adds two bedrooms, a full bath, a wet bar, large recreation room, and ample storage. This home is loaded with thoughtful upgrades and inclusions: Hunter Douglas custom blinds, Culligan reverse osmosis & water softener, built-in vacuum, central A/C, permanent programmable exterior lights, and an oversized heated garage with panelled walls and built-in cabinetry. Recently repainted (2024) in bright, neutral tones; HVAC systems serviced and cleaned (Aug 2025). Step outside to your own private retreat: a large 17' x 20' composite deck with privacy panels, a Suncoast pergola (2024, permitted) for all-weather enjoyment, and a lower brick patio with built-in Jacuzzi hot tub (2012). Mature trees and landscaping offer beautiful screening and seasonal color, plus fruiting trees/shrubs

(raspberry, blueberry, honeyberry, saskatoon, hops). The yard includes a children's playhouse, storage shed, fenced dog run, and four rainwater collection barrels. East-facing rear yard is protected from the hot afternoon sun — perfect for summer relaxing or entertaining. Located close to schools, parks, shopping, and lake amenities, this exceptional home blends comfort, privacy, and style — a must-see!