



**GRASSROOTS**  
REALTY GROUP

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## 377 Crystalridge View Okotoks, Alberta

**MLS # A2263441**



# \$624,900

<b>Division:</b>	Crystalridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Gentle Sloping, Green		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	TN
<b>Utilities:</b>	-

**Inclusions:** Doorbell, 1 garage remote, window coverings

Welcome to 377 Crystal Ridge View, a beautifully maintained, non-condo, semi-detached villa in one of Okotoks's most desirable adult-friendly areas. Perfectly positioned on a quiet corner lot backing onto a tranquil ravine, this home offers the peace and privacy you've been dreaming of, with no monthly condo fees! Step inside and you'll immediately appreciate the bright, open-concept design, soaring vaulted ceilings, newer flooring and oversized windows that flood the living space with natural light and showcase the gorgeous tree-lined ravine views. The inviting living room features a cozy gas fireplace, while the spacious kitchen offers white cabinetry, a corner pantry, a large central island, updated stainless steel appliances, and plenty of counter space, perfect for cooking/baking and entertaining. Enjoy morning coffee on your east-facing deck, surrounded by nature, wildlife and mature trees. The main floor primary bedroom is a peaceful retreat with a large walk-in closet and a 4-piece ensuite featuring a deep soaker tub and separate shower. A second bedroom, full bath, and main floor office/den provide flexible space for work or hobbies. The walkout lower level is ready for your personal touch, ideal for a future space for family and friends. The laundry hookups are also in the basement. With a corner lot there is plenty of street parking for your friends and of course the double attached garage for your vehicle. New furnace is being installed this month!