



GRASSROOTS
REALTY GROUP

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**109 Crystal Green Bay
Okotoks, Alberta**

MLS # A2273864



\$830,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,123 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Irregular Lot, Landscaped, Native Plants,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Located on a quiet cul-de-sac in the Crystal Shores community, this 2-storey family home with a walkout basement pairs a functional layout with elevated finishes and mountain views. The open concept main floor features a thoughtfully designed kitchen with granite countertops, rich dark cabinetry, a centre island with breakfast seating, and a corner pantry, all open to the dining nook and living room, where a gas fireplace serves as the focal point and keeps the entire main floor feeling warm and cozy. Off the dining nook, a large covered deck captures the mountain views and overlooks the south-facing backyard. Upstairs discover a bonus room that offers an additional lounge area ideal for older kids, as well as a full bath and 3 spacious bedrooms, including a primary suite with an ensuite that boasts a soaker tub and separate shower. All bedrooms are finished with custom closet organizers for streamlined storage. The walkout basement hosts an incredible footprint, with an expansive rec room that leads directly to the lower patio with an incredible hot tub and, beyond, the sunny south backyard, creating a strong indoor–outdoor connection. You will find a 4th bedroom and spacious utility/storage area to complete this floor. Additional highlights include central air conditioning, and a new furnace installed in 2024. Residents of Crystal Shores enjoy nearby Crystal Shores lake amenities, Crystal Ridge Golf Club, pathways, schools, and day-to-day services that contribute to the area’s desirable, relaxed lifestyle.