



**134 Crystal Green Drive  
Okotoks, Alberta**

**MLS # A2283078**



**\$940,000**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,761 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Heated Garage, Insulated, Oversized, See Remarks, Tri		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, Rectangula		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** pergola, attached storage in garage, edison lights in back yard, workbench in garage, garage heater

~LAKE ACCESS ~ STEPS TO GOLF COURSE~ TRIPLE HEATED GARAGE ~ 6 BEDOOMS ~ 4 BATHS ~ ALMOST 4000 SQ FT OF LIVING SPACE~ Check out this absolutely stunning home nestled on one of the quietest roads in Crystal Green. Backing onto the prestigious Air-Ranch homes gives this street that extra feel of luxury and privacy. This home provides the space you need for large families to function together. Step inside the large entranceway and notice the beautifully maintained hardwood floors. The front office/den can be easily converted to a formal dining space or the flex space you need. Step through to the open concept living space with a charming 3 way gas fireplace, a stunning kitchen, huge dining, and cozy living room. This open floorplan is where all the memories will be made. Large windows invite your eye to enjoy the outside greenery. Enjoy cooking meals in this chefs kitchen with recent updates of new quartz counters and backsplash. Plenty of cupboards, workspace, stainless steel appliances, gas stove, corner pantry, and massive sit up island are just a few of the features this kitchen offers. Enjoy watching the kids and pets play in the yard from the kitchen. The upper level has new plush carpets and offer a second living space for your family. The huge bonus room is loaded with natural light and provides a good separation between the primary bedroom and the kids/guest rooms. You will love this massive primary suite!! The walk-in closet is large enough to host all your clothes plus dressers if needed. The ensuite gives a space to relax after a long day at work. 3 more large sized rooms plus another 5 piece bathroom complete this bright and sunny upper level. The fully finished lower level provides a 3rd living space plus 2 more large bedrooms and another full bathroom. If you love outdoor space, this home is for you!! The tranquil oasis of

a back yard truly comes to life every summer providing privacy, and pure bliss. Relax on the large deck space and listen to the leaves on the mature trees blowing in the breeze. There are so many spaces on this property to obtain the lifestyle you desire. Enjoy long walks on the extensive path system Okotoks has to offer. Close to parks and playgrounds , in a convenient north end location that is perfect for city commuters. The oversized triple heated garage has epoxy floors, a man door to outside, a workbench area(or extra toy parking) and plenty of space for storage. Air conditioned on all levels of the home! There is truly something for every member of the family to find pleasure in this remarkable home. Upgrades over the last few years include new concrete pathway to back yard, hardwood floors redone, new counter tops and backsplash in kitchen, new carpets, paint, new back door and back windows, epoxy floors in garage... and more. Enjoy 4 season entertainment at Crystal Shores lake, offering beaches, swimming, fishing(summer and winter) and skating. This is a true family home ready for its next family to enjoy.