



**444 Crystal Green Manor  
Okotoks, Alberta**

**MLS # A2288533**



**\$1,020,000**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,715 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Hot Tub, Alarm System, TV mounts, Gemstone Lights, Firepit, Shed, Gazebo, Beer Tap, Speaker System

Welcome to this beautifully renovated, high-end walkout home backing west onto trees, a pond, and the 1st hole of Crystal Ridge Golf Club, with breathtaking mountain views and lake access to Crystal Shores. Tucked away in a quiet cul-de-sac, this home offers exceptional privacy and spectacular sunsets. The stunning renovated main floor showcases a showpiece kitchen with full-height white cabinetry, a massive island, 5-burner gas cooktop, double wall oven, smart fridge, quartz counters and walkthrough pantry. The expansive dining area is wrapped in natural light, with double patio doors opening onto the large west-facing deck complete with gazebo—perfect for alfresco dining while taking in unforgettable sunsets over the mountains. The inviting living room features gleaming hardwood floors and a beautiful fireplace. A private main floor office/den with built-in credenza offers the ideal work-from-home space. Completing this level is a well-designed mudroom/laundry room with sink and a stylish powder room. Upstairs you’ll find a vaulted bonus room ideally positioned to capture the views. The primary retreat is truly massive, featuring a generous sitting area to soak in the scenery. The ensuite features heated floors, jetted tub, oversized shower, dual vanities, private water closet and not one—but two—walk-in closets. Completing this floor are two additional generous bedrooms and a 4-piece bath. The renovated walkout basement is designed for entertaining, offering a huge family/games room with stacked stone wet bar, a fourth bedroom, 3-piece bath. Step outside to the expansive patio with hot tub or toast marshmallows over the firepit whilst enjoying the view—an incredible space to relax and host. Additional features include Central A/C, Gemstone lighting, built-in speakers, an

oversized garage and lake privileges, this exceptional home combines luxury, location, and lifestyle. View 3D/virtual tour, then book your private showing!