



GRASSROOTS
REALTY GROUP

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**77 Crystal Green Drive
Okotoks, Alberta**

MLS # A2290646



\$925,000

Division:	Crystal Green		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,637 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island		

Inclusions: None

Welcome to this beautiful WALKOUT HOME backing directly onto the GOLF COURSE, offering an exceptional blend of comfort, craftsmanship, and lifestyle. Tucked away on a quiet street with friendly neighbours, this home provides the kind of peaceful setting that truly feels like coming home. Step inside to an inviting main floor featuring 10-foot ceilings, EXPANSIVE WINDOWS and a VAULTED CEILING in the living room centered around a cozy fireplace, creating a bright and airy space perfect for relaxing or gathering with family and friends. A main floor PRIMARY bedroom with a primary ensuite designed for relaxation, complete with a jetted tub and separate shower, creating a private retreat at the end of the day. The formal dining room provides the perfect setting for hosting special dinners and celebrations. The kitchen is both elegant and functional, featuring a gas stove, GRANITE COUNTERTOPS, and beautiful HICKORY CABINETRY, combining timeless style with durability. HUNTER DOUGLAS blinds add a refined touch, while the TIGERWOOD hardwood flooring on the upper level brings warmth and natural beauty. Downstairs, the fully finished walkout basement expands your living space and opens directly to the golf course views. FEATURES heated floors, 2 beds, full bath and a large recreational/family room. Outside, enjoy the durability and ease of composite decking, providing a low-maintenance space to take in the serene golf course backdrop, and more than 20 matured perennials. This home has also seen several thoughtful upgrades and improvements: 18 SOLAR PANELS installed (October 2024) by Orizon Energy, 75 US gallon hot water tanks replaced (January 2025), Water softener replaced (March 2024), Washer and dryer replaced (November 2023), Dishwasher replaced (October 2022). The irrigation system is

professionally maintained through Naiad Irrigation Systems, with the blowout completed September 25, 2025. Welcome home.
VIRTUAL TOUR AVAILABLE