



**462 Crystal Green Manor  
Okotoks, Alberta**

**MLS # A2291434**



**\$969,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crystal Green  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,617 sq.ft.   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, 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:** Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, Metal Counters, Pantry, Walk-In Closet(s), Wired for Sound

**Inclusions:** Underground Sprinkler System, Allure Outdoor Lighting, Hot Tub and Equipment, Fire pit with Outside Chairs

"WELCOME TO YOUR DREAM HOME" An exquisite custom walkout bungalow nestled on an exquisite, landscaped lot, on a quiet culdesac backing onto beautiful Crystal Ridge Golf Course. The home features vaulted ceilings, tigerwood hardwood floors, air conditioning, and numerous extras. The spacious open design includes a living/family room with a gorgeous stone fireplace for cozy evenings, a lovely dining area for formal times, a chef's gourmet haven including a gas range, a built-in oven & warmer, loads of cupboards, granite counters, walk in pantry, and a fantastic huge island for entertaining. The primary bedroom features a walk in closet and five piece ensuite complete with a therapeutic air bath tub. Eating area has access to the wrap around deck to enjoy the beautiful privacy and the evening sun. For convenience, laundry and a powder room on main floor. Lower walkout level features a family/games/theatre room for enjoyable fun times. There are an additional two bedrooms, an office/den, and three piece bathroom, as well as space for a gym. The patio area features a beautiful hot tub, and steps away, a cozy firepit. The numerous extras include underground sprinkler system, Allure outside lighting, water lines in garage and on deck, air conditioning, all closets with auto lights, surround system upstairs in living & dining room, kitchen, ensuite and upper & lower deck, movie system downstairs with sub-woofer, and natural gas outlets on both upper & lower decks. Recent upgrades include roof shingles (2017), fridge with water & ice (2023), dishwasher (2024), microwave (2024), vacu flo (2023), new in slab heating pump (2024), 75 gallon hot water tank (2024), new blinds (2023). This home is located in a quiet long culdesac with a west facing back yard in beautiful Okotoks. The annual HOA gives access to

Crystal Shores lake just blocks away. Don't miss viewing this lovely home, its PRECIOUS! No sign on property.