



**509 Crystal Green Mews  
Okotoks, Alberta**

**MLS # A2291791**



**\$599,900**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Wood workbench and wood shelving in garage.

Situated on a pie lot in the lake community of Crystal Shores, this home offers a total of 3 bedrooms, 2 full bathrooms and nearly 2000 sq ft of developed living area. The main level features a great room with easy to care for laminate flooring and a warm, cozy fireplace. The eat-in kitchen boasts a corner pantry, full height tiled backsplash, black appliances and island with eating ledge, pendant lighting & built-in wine rack. Access to the deck is found through the sliding doors off the breakfast nook. Completing this level are 2 bedrooms including the master retreat with walk-in closet and convenient 4 pc ensuite bath. Basement development includes an incredibly spacious rec room, office niche, 3rd bedroom and storage area. The back yard offers a park like setting with tastefully landscaped flower beds, bushes and mature trees. Located near schools, within walking distance to the Crystal Ridge Golf Club and with lake access privileges, this home is ideal for a growing family.