



**337, 1 Crystal Green Lane
Okotoks, Alberta**

MLS # A2294592



\$499,900

Division:	Crystal Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,214 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE~ SATURDAY MARCH 28th 12-2 PM & SUNDAY 1 - 3 PM -VIEWS, VIEWS & MORE VIEWS! The wow factor this home presents the moment you walk through the door is undeniable. Expansive windows draw your eye immediately to sweeping town and valley views stretching toward the mountains while filling the home with natural light, creating a space that feels both elevated and incredibly inviting. Offering OVER 1,200 sq ft, this beautifully maintained 2 bedroom, 2 bathroom residence combines spacious design with LOCK & LEAVE CONVENIENCE. Thoughtfully updated with luxury vinyl plank flooring, granite countertops and backsplash, PREMIUM REMOTE HUNTER DOUGLAS BLINDS worth over \$12,000, and a new oversized Samsung refrigerator. The open layout supports both comfortable everyday living and effortless entertaining. The generous living and dining area feels more like a bungalow than a typical condominium. The living space extends effortlessly onto the private balcony, enhanced by a custom retractable sliding screen doors allowing seamless indoor outdoor living. The kitchen sits at the heart of the home with ample cabinetry, functional workspace and a seamless connection to the main living area, allowing you to remain part of the conversation while preparing meals or hosting guests. The primary suite is a true retreat with walk in closet and private ensuite, while the second bedroom offers flexibility for guests, a home office or hobby space. Located in the highly sought after Penncross complex in Crystal Green, residents enjoy a quiet, exceptionally well managed building distinguished by its unique architectural design, with charming rooflines, varied elevations and a courtyard centered layout creating visual character and a true sense of community. Amenities include themed common areas on each

floor, a well equipped fitness room, beautifully maintained courtyard with outdoor BBQ area, TWO TITLED HEATED UNDERGROUND PARKING STALLS, assigned storage and elevator access. Just steps from Crystal Ridge Golf Course and with YEAR-ROUND LAKE PRIVILEGES at Crystal Shores Lake including swimming, skating and recreation, this location offers an exceptional lifestyle balance of recreation, tranquility and convenience. Whether downsizing, relocating or simply seeking a brighter place to call home, this standout property represents one of the most desirable condo opportunities currently available in Okotoks. AND YES… THE VIEWS REALLY ARE THAT GOOD.