



**446 Crystalridge Terrace  
Okotoks, Alberta**

**MLS # A2298645**



**\$634,900**

<b>Division:</b>	Crystalridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental Rese		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**BACKING TO RAVINE & WALKING PATHS WITH LAKE ACCESS** in Crystal Ridge! Welcome to this well maintained bungalow villa, ideally situated on a large corner lot in a quiet cul-de-sac and backing onto walking paths and a natural ravine. Offering both privacy and lifestyle, this home has access to Okotoks' only lake community. There's plenty of activities around such golf course, dog park, walking/bike paths, recreation centers and of course the distinct charm and sense of community of small town living! Take in a ball game, enjoy the cute coffee shops, arts, culture and live music or a road trip to the mountains with such ease! The main floor features an inviting open-concept layout with maple hardwood flooring, a bright and functional kitchen with ample cabinetry and counter space, a corner pantry, glass accents, and a peninsula island with breakfast bar—perfect for casual dining or entertaining. The kitchen flows into the spacious living and dining areas, highlighted by a cozy gas fireplace and large windows that capture the serene views. Step out onto the west-facing deck to enjoy your private backyard and the peaceful green space beyond. The primary bedroom is generously sized and features a 4-piece ensuite along with a walk-in closet. A second main floor bedroom has flexibility as a guest room or home office. Another full bathroom with shower and convenient laundry/mud room complete the main level. The fully developed basement expands your living space with a massive family room featuring another gas fireplace, sunshine windows for lots of natural light, a third bedroom, an additional full bathroom, and plenty of storage space with loads of shelving and a wash sink. This comfortable home also offers newer appliances as well as central air for year round comfort. Outside, the west-facing backyard is beautifully landscaped with lots

of trees, mature greenery and a private patio&mdash;perfect for relaxing or entertaining. An easy-care front yard and double attached garage with additional parking complete this exceptional property. Located close to schools, shopping, and all amenities, this home offers a rare combination of comfort, convenience, and lifestyle.