



**207 Crystalridge Place
Okotoks, Alberta**

MLS # A2298825



\$575,000

Division:	Crystalridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Brackets

OPEN HOUSE Saturday, April 4 from 1 - 3pm! A Fantastic opportunity in a quiet cul-de-sac, in the Lake community of Crystal Shores, this home is easy walking distance to Dr. Morris Gibson school, the Lake and recreation facilities. The main floor offers a great layout perfect for entertaining the whole family, with a front flex room, currently being used as a dining room, a large living room with gas fireplace to cozy up to on those chilly nights and a recently renovated kitchen (2019) with new cabinets and quartz counters, stainless appliances, ample cupboard space and a there is even a pantry, the chef in the family will not be disappointed. The main floor also offers a half bath and separate laundry room for your convenience. Upstairs on a clear day offers beautiful views from the front window and floods the home with tons of natural light, up here you will find the large Primary bedroom with 4 piece ensuite and a walk in closet, two additional good sized bedrooms and another 4 piece bath. The basement has the perfect set up for future development and has a rough in for a bathroom. The back yard offers a deck for entertaining and enjoying those summer BBQ's with tons of privacy and your vehicles will also be happy as there is a front attached garage to keep them out of the elements. With a few cosmetic and personal touches this home has so much potential and in an amenities rich and family friendly Lake Community, it's the perfect place to make your own!