



**76 Crystalridge Crescent  
Okotoks, Alberta**

**MLS # A2301447**



**\$650,000**

<b>Division:</b>	Crystalridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home		

**Inclusions:** Pool Table, Dart Board, Gazebo (and all accessories) w/Lights, Basement Fridge, Curtains and Rods, Metal Shelf in Garage, Living Room Mirror,

Welcome to this beautifully updated bi-level home in the highly sought-after community of Crystal Ridge, offering year-round lake access and situated on a desirable corner lot with back alley access and a wide driveway. Step inside to a bright and spacious living room, perfect for relaxing or entertaining, alongside an updated kitchen featuring stainless steel appliances and ample cabinetry. The main floor offers three generously sized bedrooms, including a primary suite with a cheater ensuite complete with an extra-wide, extra-deep jetted bathtub&mdash;your own private retreat. The fully developed basement is built for entertaining, featuring a massive family and recreation area with a pool table, bar, additional bedroom, and full bathroom&mdash;ideal for hosting guests or creating the ultimate hangout space. Outside, the yard is designed for enjoyment with a good-sized deck and a stone patio complete with a gazebo, perfect for summer evenings and outdoor gatherings. Enjoy the unbeatable lifestyle that comes with Crystal Ridge living&mdash;year-round lake access featuring a sandy beach, paddle boats, volleyball courts, and fishing in the summer, plus ice hockey and skating in the winter. This home is also within easy walking distance to Dr. Morris Gibson School, the lake, and recreation facilities, making it perfect for families. Conveniently located close to shopping, schools, and all amenities, this property offers the perfect blend of comfort, functionality, and community living.