



**203 Crystal Green Point
Okotoks, Alberta**

MLS # A2302216



\$769,900

Division:	Crystal Green		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this exceptional residence in the highly sought-after lake community of Crystal Green, offering an outstanding blend of comfort, functionality, and lifestyle. Perfectly positioned across from Crystal Ridge Golf Club and with year-round Lake Access, this home presents a rare opportunity to enjoy both scenic surroundings and resort-style amenities. From the moment you step inside, you are greeted by a bright and spacious entryway that sets the tone for the thoughtfully designed layout. The open-concept main floor has 9' ceilings and is both elegant and practical, featuring a private den with glass French doors, ideal for a home office, study, or quiet retreat. The heart of the home is the beautifully appointed kitchen, complete with a large central granite island, modern Samsung appliances, an instant hot tap at the sink, tile backsplash and a highly functional walk-through pantry that seamlessly connects to the mudroom—perfect for busy households and effortless entertaining. The inviting living room is anchored by a cozy gas fireplace and framed by large windows that flood the space with natural light while offering views of the backyard. The adjacent dining area creates the perfect setting for hosting family and friends, with easy access to the outdoor living space. Upstairs, you’ll find a generous bonus room, ideal for movie nights, a play area, or a secondary lounge space. The primary suite serves as a relaxing retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with a jetted soaker tub, dual vanities, and ample space to unwind. Two additional well-sized kids' bedrooms are a good size and close to the 4pc bathroom. Step outside to your private west-facing backyard oasis, where you can enjoy long summer evenings on the expansive deck. The deck is thoughtfully designed with a gas line for your BBQ, privacy walls, privacy

shades, a pergola, and an outdoor fan for added comfort. This outdoor space is perfect for relaxing, entertaining, or simply taking in the peaceful surroundings. The unfinished basement offers endless potential, with 3 oversized windows allowing you to customize the space to suit your lifestyle—whether that be a home gym, recreation room, or additional living quarters. The home has been well-maintained and upgraded with A/C, central vac, and new hot water tank. Located in one of the area’s most desirable communities, residents of Crystal Green enjoy exclusive lake privileges, walking paths, parks, and proximity to golf, schools, and amenities. Don’t miss this incredible opportunity to own in Crystal Green. Book your showing and come on Buy!