



**351 Crystal Green Rise
Okotoks, Alberta**

MLS # A2304445



\$819,500

Division:	Crystal Green		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,312 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, On Golf Course, Rectangular Lot, Underground Sp		

Heating:	Central, In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV bracket

This is truly a rare find! Fully developed executive villa in exceptional location, backing west with breathtaking views of Crystal Ridge Golf Course. Enjoy morning coffee from you balcony surrounded by nature and trees, with deer and birds as you guests. Crystal Ridge Lake Community offers lake privileges including beach area, beautiful lake for boating, swimming, skating, and a beach house, ideal for special events and socializing. This home has had updates and upgrades throughout including: kitchen, bathrooms, flooring, woodwork, appliances, fixtures and much more. Walk in to an open floor plan that exuding class and quality with 2,540 sq. ft. of living space. Bright white kitchen features expansive island/breakfast bar, an abundance of cupboard and counter space, quartz counters, and 2 oversize pantries. Adjoining open dining area and great room features attractive gas fireplace and garden door to large back deck with awning, updated composite flooring, and glass privacy walls. Primary bedroom offers a stunning 5 piece ensuite with soaker tub and separate shower. The main floor den is ideal for home office, or flex room. The main floor 2-piece powder room and laundry mud room has inside access to the double attached heated garage. The lower walkout level is fully developed featuring two large bedrooms, an elegant 5-piece bathroom with massive double steam shower and soaker tub, as well as very spacious family/games room with tile flooring and patio doors to the back yard. Additional features include in-floor heat in basement, central A/C, updated window treatments, garage heater, and water softener. This is a quiet quiet neighborhood with lawn care, snow removal and sprinkler maintenance provided for easy stress-free living. Crystal Ridge Golf course is a public 9-hole course offering league golf, mini golf, clubhouse, lounge, and a superb fine

dining restaurant. Don't miss out on this terrific opportunity to enjoy stress-free living in this exclusive lake/golf course community.