



THE
A-TEAM

**RE/MAX
FIRST**

119 CRYSTAL GREEN Drive, Okotoks T1S 0C7

MLS®#: **A2129054** Area: **Crystal Green** Listing **05/17/24** List Price: **\$799,000**
 Status: **Active** County: **Foothills County** Change: **-\$26k, 25-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,282 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,362**
 Low Sqft:
 Ttl Sqft: **2,362**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Garden,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,On Golf Course,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **High Ceilings,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	11`5" x 8`10"
Bedroom - Primary	Upper	17`2" x 14`4"
Kitchen	Main	16`2" x 9`2"
Bonus Room	Upper	18`5" x 17`5"
5pc Ensuite bath	Upper	13`10" x 4`11"
4pc Bathroom	Upper	7`11" x 4`11"

Room	Level	Dimensions
Bedroom	Upper	11`5" x 8`10"
Dining Room	Main	14`8" x 13`11"
Living Room	Main	18`11" x 14`4"
Den	Upper	9`11" x 5`6"
Laundry	Main	6`5" x 5`5"
2pc Bathroom	Main	5`4" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0714172

Remarks

Pub Rmks: ****PRICE REDUCED** Welcome to your dream home! This stunning two-story house built by Sterling Home with significant upgrades is located in the heart of the Crystal Green property and sits on a fabulous lot that backs onto a lovely GOLF COURSE. As you step inside, you'll be greeted by an abundance of natural light, creating a warm and inviting atmosphere. The estate floor plan and finishings include 9' knockdown ceilings, rounded corners, wrought iron railings, extended height cabinets, granite counters, tile backsplash inserts, coffered ceilings, granite buffet bar with wine rack, vaulted bonus room with four skylights, stainless steel appliances, and more. The grand foyer showcases the amazing factor of the main floor with hardwood throughout and leads to a living room boasting a gas fireplace, perfect for relaxing after a long day. The dining room is framed by floor-to-ceiling windows and leads to a gorgeous kitchen with an island, raised eating bar, and pantry. A fabulous dining room with a patio door leads to a beautiful west-facing deck overlooking the golf course. Completing the main floor is a two-piece bathroom and laundry room. The second floor features a vaulted bonus room with four oversized skylights, offering a great space to spend time with your loved ones. The primary bedroom has it all: a sitting area, a walk-in closet, a five-piece ensuite with picture windows, and a double-door entry. On this level, you'll also find two other good-sized bedrooms and a four-piece family bathroom. The unfinished basement has three large windows left to your imagination, making it a great space for further development. The oversized garage has really high ceilings and offers lots of storage space. And the best part? You can spend your summer GOLFING and enjoying the BEACH and LAKE. Don't miss out on the opportunity to make this beautiful home yours!**

Inclusions: **Window Coverings (as is)**
Property Listed By: **One Percent Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







