



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 CRYSTAL GREEN Lane #230, Okotoks T1S 0C5**

MLS®#: **A2152641**      Area: **Crystal Shores**      Listing Date: **07/25/24**      List Price: **\$389,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Okotoks**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,032**  
 Low Sqft:  
 Ttl Sqft: **1,032**

DOM

**53**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Parkade, Titled**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Laminate Counters**  
 Utilities:

Room Information

| Room                | Level       | Dimensions           | Room                     | Level       | Dimensions           |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| <b>Living Room</b>  | <b>Main</b> | <b>13`4" x 11`9"</b> | <b>Kitchen</b>           | <b>Main</b> | <b>17`5" x 8`10"</b> |
| <b>Dining Room</b>  | <b>Main</b> | <b>17`1" x 12`1"</b> | <b>Bedroom - Primary</b> | <b>Main</b> | <b>17`1" x 12`2"</b> |
| <b>Bedroom</b>      | <b>Main</b> | <b>13`3" x 10`2"</b> | <b>4pc Bathroom</b>      | <b>Main</b> |                      |
| <b>3pc Bathroom</b> | <b>Main</b> |                      | <b>Walk-In Closet</b>    | <b>Main</b> | <b>6`11" x 7`6"</b>  |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$519

Fee Simple

NC

Fee Freq:  
Monthly

Legal Desc: 0910114

Remarks

Pub Rmks: **Welcome to #230-1 Crystal Green Lane, (Penncross building) where comfort meets convenience at this sought-after location! This beautifully maintained 2-bedroom, 2-bathroom condo offers 1,032 square feet of stylish living space. The east-facing balcony is perfect for enjoying your morning coffee and watching the sunrise over the lush surroundings. Step inside to discover fresh, modern updates including new flooring throughout and plush brand new carpet in the primary bedroom. The open-concept living area is ideal for both relaxing and entertaining, with ample natural light and a welcoming atmosphere. The well-designed kitchen features plenty of counter space, making meal preparation a joy. Both bedrooms are generously sized. As a resident of Crystal Green Lane, you'll enjoy exclusive lake privileges, including access to a boat house that's perfect for hosting private events and gatherings. The Penncross building also features a weight room, so you can keep up with your fitness routine just steps from your door. Located adjacent to the prestigious Crystal Golf course ( membership not included) , this home offers a serene setting with all the benefits of a vibrant community. Whether you're an avid golfer or simply enjoy the tranquility of the area, this condo has something for everyone. Don't miss out on this fantastic opportunity to live in one of Okotoks' most desirable neighbourhoods. Schedule your viewing today and experience the charm of #230-1 Crystal Green Lane for yourself!**

Inclusions: none  
Property Listed By: RE/MAX Complete Realty

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













