



THE
A-TEAM

**RE/MAX
FIRST**

62 CRYSTAL GREEN Way, Okotoks T1S 2K6

MLS®#: **A2162919** Area: **Crystal Green** Listing Date: **09/04/24** List Price: **\$925,000**
 Status: **Active** County: **Foothills County** Change: **-\$15k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,639 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,513**
 Low Sqft:
 Ttl Sqft: **2,513**

DOM

77
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,On Golf Course,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	11`11" x 9`1"	Dining Room	Main	13`9" x 14`6"
Kitchen	Main	18`3" x 15`6"	Laundry	Main	8`5" x 9`3"
Living Room	Main	14`11" x 17`4"	Office	Main	10`6" x 10`4"

Bedroom Second 12`8" x 11`0"
Bedroom Second 10`6" x 15`7"
2pc Bathroom Main
5pc Ensuite bath Second
Bedroom Lower 16`9" x 10`10"
Storage Lower 17`5" x 11`5"

Bedroom Second 11`2" x 9`4"
Bedroom - Primary Second 16`9" x 13`8"
4pc Bathroom Second
Den Lower 12`2" x 10`4"
Game Room Lower 29`8" x 26`7"
3pc Bathroom Lower

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0510114**

Zoning: **TN**

Remarks

Pub Rmks: **~REMARKABLE AIR-CONDITIONED GOLF COURSE HOME~** Tucked away from the hustle and bustle on a street you may have never driven on is 62 Crystal Green Way. This home has been immaculately kept over its lifetime with long term owners that have enjoyed the quiet relaxing life this location has provided. The enormous pie shaped lot will be the first thing you notice as you pull up to the home. Blessed with mature trees and plenty of greenery, the front yard leads up to the covered front porch - a perfect place to greet family and friends. Step inside and feel the space this home has to offer. With almost 3600 sq feet of developed living space your family will not feel the need for more inside space. A stunning flex room at the front can be used as formal dining, a second office space, a play room, or a formal sitting area. Walk through to the family room that is graced with a 2 way fireplace, really bringing the spaces together. The updated kitchen is a chef's delight. An abundance of cupboard and counter space with a functional layout, a large pantry, granite counters, and upgraded stainless steel appliances - leave nothing to be desired. Enjoy family meals in the dining nook with 180 degree views of greenery. Enjoy summer BBQs, wine with friends, and just the peace of the outdoors on the large upper deck. Inside to the upper level you will find 4 large bedrooms. The primary suite is a true oasis looking out to those big Alberta skies boasting a large ensuite, expansive closet, and enough space to fit all your furniture. The walkout lower level is the icing on the cake with this home. A 5th bedroom, a 3rd full bathroom, a 2nd gas fireplace, and loads of living and storage space. With large windows you will really feel like you are living in a private oasis. This could be your perfect opportunity to host multi-generational living, have your home based business, or create a separate space for your older kids. The professionally landscaped yard is complete with stone patio, hot tub area, and the privacy of mature trees. Park your cars and bikes in the oversized heated garage. This home truly has something for everyone. I recommend viewing this golf course home beFORE it's too late. Locations like this are **VERY RARE.**

Inclusions: **Storage shed, Hot tub(as-is), fridge in basement & 2 wine fridges, nest doorbell and camera on garage**
 Property Listed By: **RE/MAX iRealty Innovations**

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













