



THE
A-TEAM

**RE/MAX
FIRST**

334 CRYSTAL GREEN , Okotoks T1S2N5

MLS®#: **A2167125**

Area: **Crystal Green**

Listing Date: **09/19/24**

List Price: **\$817,500**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Okotoks

Abv Sqft:

1,826

Year Built:

2006

Low Sqft:

Lot Information

Ttl Sqft:

1,826

Lot Sz Ar:

4,132 sqft

Lot Shape:

DOM

9

Layout

Beds:

2 (1 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Gentle Sloping,Landscaped,Street Lighting,On Golf Course,Rectangular Lot,Views
Double Garage Attached,Driveway,Front Drive,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Storage

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 15`6"
Kitchen	Main	8`9" x 13`0"
Pantry	Main	4`3" x 8`5"
Entrance	Main	4`9" x 12`0"
Bonus Room	Second	12`6" x 15`1"
Game Room	Lower	12`2" x 19`1"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	9`0" x 12`3"
Breakfast Nook	Main	10`4" x 12`6"
Laundry	Main	4`10" x 11`9"
Bedroom - Primary	Second	13`0" x 15`7"
Family Room	Lower	15`0" x 15`1"
Bedroom	Lower	10`2" x 11`6"
4pc Ensuite bath	Second	

3pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0611252

Remarks

Pub Rmks: **ABSOLUTELY BEAUTIFUL !! Don't miss this immaculately maintained, 1826 sq. ft. luxury villa, on the 4th fairway at Crystal Ridge Golf Course in Okotoks, it has so much to offer !! The main floor has the bright, sunny kitchen (WITH ISLAND, GRANITE COUNTERTOPS, STAINLESS APPLIANCES AND A BUTLERS PANTRY WITH COFFEE BAR), family room (WITH GAS FIREPLACE) & breakfast nook (WITH DECK ACCESS) all flowing together over engineered hardwood floors. On the main you'll also find the formal dining room, huge laundry / mudroom and a 2pc. bath. Upstairs is the extra large primary bedroom (WITH A 5C. ENSUITE & DOUBLE WALK IN CLOSETS) and A private bonus room. Downstairs you'll find the professionally finished, walk out with level (WITH 9 FT CEILINGS) that features a large family room (WITH GAS FIREPLACE) games area (WITH WET BAR) , a second bedroom and mechanical / storage room. This home also features central air conditioning and dual zone, in floor heat in the lower level. Outside you`ll love the finished and insulated, front 2 car attached garage (WITH EPOXY FLOORING) and inviting front porch and in the back overlooking the golf course, there's the private raised deck, 2 patio`s (ONE COVERED) and handy shed !**

Inclusions: **NA**
Property Listed By: **RE/MAX First**

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











