



THE
A-TEAM

**RE/MAX
FIRST**

1 CRYSTAL GREEN Lane #308, Okotoks T1S 0C5

MLS® #: **A2169056** Area: **Crystal Green** Listing Date: **09/26/24** List Price: **\$329,900**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2009**

Finished Floor Area
 Abv Sqft: **795**
 Low Sqft:
 Ttl Sqft: **795**

DOM

55
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 9`6"	Dining Room	Main	10`6" x 7`0"
Living Room	Main	17`6" x 10`6"	Den	Main	11`6" x 8`0"
Bedroom - Primary	Main	15`6" x 9`6"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$408** Title: **Fee Simple** Zoning: **NC**
 Fee Freq:

Monthly

Legal Desc: 0910114

Remarks

Pub Rmks: **This cozy one bedroom plus den condo offers beautiful mountain views and sunsets with its south west exposure. Sitting on the balcony overlooking the manicured grounds you'll forget you're in the city at all. Inside there are high ceilings and big windows, creating a bright and inviting atmosphere. The kitchen features plenty of cabinets and counter space, while the large bathroom includes in-suite laundry for convenience. The den provides flexible space for a home office or extra storage. Located in a well-maintained building with an exercise room and several small gathering spaces, this comfortable home also has heated underground parking with additional storage. Don't forget that you also have access to the crystal shores lake for summer swimming and winter skating. It's an excellent opportunity for first-time buyers or those looking for a manageable living space.**

Inclusions: NA
Property Listed By: Century 21 Masters

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









