

## 44 CRYSTALRIDGE Close, Okotoks T1S 1X5

MLS®#:	A2169892	Area:	Crystalridge	Listing Date:	10/02/24	List Price: <b>\$624,900</b>
Status:	Active	County:	Foothills County	Change:	-\$15k, 02-Nov	Association: Fort McMurray



eneral Information				DOM	
ор Туре:	Residential			50	
b Type:	Detached			<u>Layout</u>	
ty/Town:	Okotoks	Finished Floor Ar	<u>ea</u>	Beds:	4(31)
ar Built:	2001	Abv Sqft:	1,692	Baths:	3.5 (3 1)
<u>t Information</u>		Low Sqft:		Style:	2 Storey
t Sz Ar:	6,216 sqft	Ttl Sqft:	1,692		
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:				-	
t Feat: Back Yard, Front Yard, Garden, Landscaped					

Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Utilities and Features

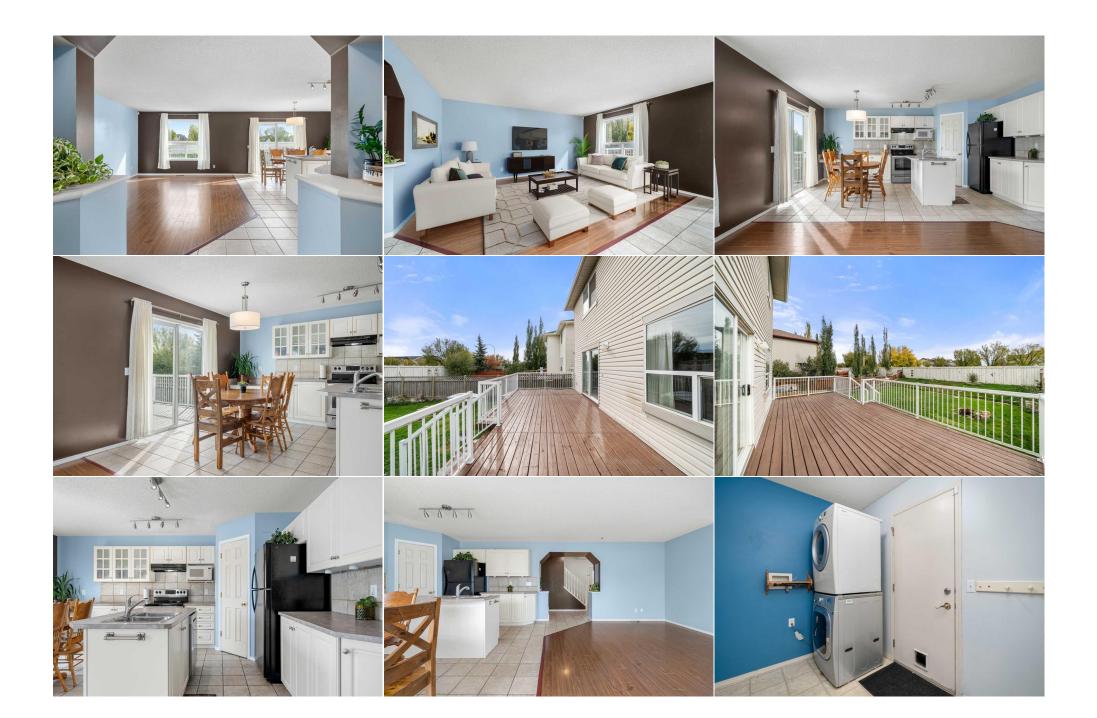
Roof: Heating: Sewer:	Asphalt Shingle Baseboard,Electric,Forced Air,Natural	Gas	Construction: Vinyl Siding,Wood Frame Flooring:	Vinyl Siding,Wood Frame			
Ext Feat:	Private Yard	5	Carpet, Ceramic Tile, Laminate, Linoleum Water Source: Fnd/Bsmt:				
Kitchen Appl:	ppl: Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings						
Int Feat:	Ceiling Fan(s),Kitchen Island,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)						
Utilities:	Room Information						
Room	<u>Level</u>	Dimensions	<u>Room</u>	<u>Level</u>	Dimensions		
Entrance	Main	6`2" x 7`0"	Living Room	Main	11`9" x 16`8"		
Dining Room	Main	8`6" x 10`10"	Kitchen	Main	12`2" x 13`5"		
Laundry	Main	7`7" x 8`0"	Bedroom - Primary	Upper	11`9" x 14`6"		
Bedroom	Upper	10`0" x 12`5"	Bedroom	Upper	9`5" x 14`1"		
Bonus Room	Upper	12`7" x 17`0"	Family Room	Basement	14`6" x 16`1"		
Bedroom	Basement	9`0" x 12`0"	Furnace/Utility Room	Basement	10`1" x 10`9"		
2pc Bathroom	Main	2`5" x 6`6"	3pc Ensuite bath	Upper	6`0" x 8`4"		

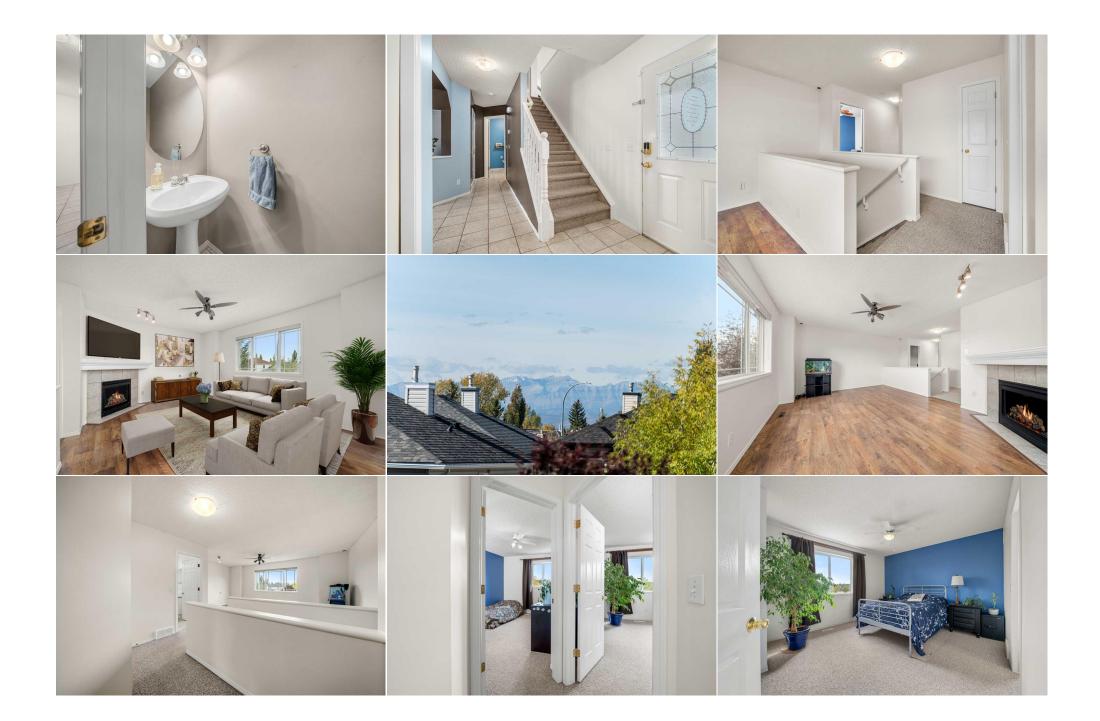
4pc Bathroom	Upper	5`0" x 8`0"	<b>3pc Bathroom</b> Legal/Tax/Financial	Basement	5`9" x 6`7"
Title: <b>Fee Simple</b> Legal Desc:	0110922	Zoning: <b>TN</b>			
			Remarks		
Pub Rmks: Inclusions: Property Listed By:	finished basement and living room with lamin step out of the patio of corner gas fireplace a family bathroom comp code) and a huge fam has great potential fo	d an attached double garage, nate flooring. The white kitch doors onto the full width decl nd mountain views. There are pletes this level. In the fully f ily/games room. The furnace r RV parking if you require it nted! View 3D/Multi Media/Vir	As you enter the home you will like the en features a corner pantry, island win for a BBQ! Completing this level is a a 3 spacious bedrooms, the master fea inished basement is a 3 piece bathroo room has additional storage too. The . This home is just a short walk to scho	he tiled entrance and the abun th eating bar and lots of counto half bat and a laundry/mud roc atures an ensuite with deep so m with corner shower, bedrood back yard is lovely and feature	home benefits from having a large yard, fully idance of natural light. relax in the spacious erspace. entertain in the large dining area or om. Upstairs is a massive bonus room with aker tub and a walk in closet. The 4 piece m #4 (window size may not be to current es raised planters ready for your garden and his is a great family home that should be

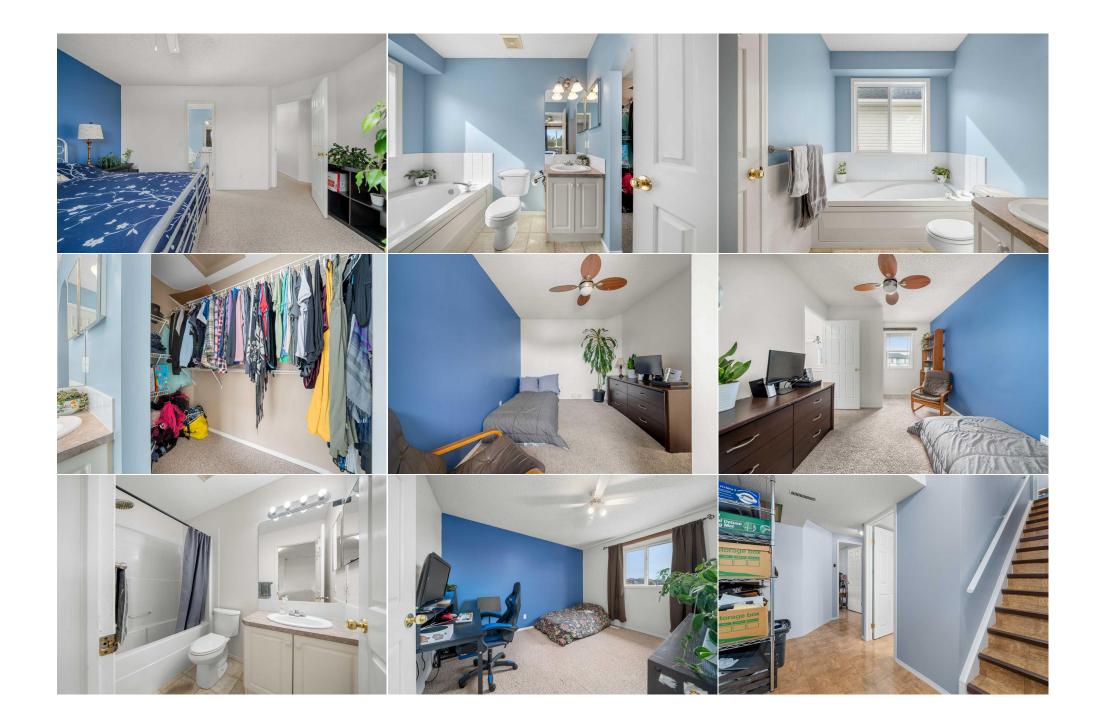
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















Matterport



