



THE A-TEAM

RE/MAX FIRST

44 CRYSTALRIDGE Close, Okotoks T1S 1X5

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



General Information

Prop Type: Residential Detached
City/Town: Okotoks
Year Built: 2001
Lot Sz Ar: 6,216 sqft
Finished Floor Area: Abv Sqft: 1,692, Low Sqft: , Ttl Sqft: 1,692

DOM

50
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Front Yard,Garden,Landscaped
Park Feat: Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard,Electric,Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Laminate,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Laundry, Bedroom, Bonus Room, etc.

4pc Bathroom

Upper

5`0" x 8`0"

3pc Bathroom  
Legal/Tax/Financial

Basement

5`9" x 6`7"

Title:  
**Fee Simple**  
Legal Desc:

**0110922**

Zoning:  
**TN**

Remarks

Pub Rmks: **Welcome to this great 4 bedroom, 3.5 bathroom home, situated in the popular Lake community of Crystal Shores. This home benefits from having a large yard, fully finished basement and an attached double garage. As you enter the home you will like the tiled entrance and the abundance of natural light. relax in the spacious living room with laminate flooring. The white kitchen features a corner pantry, island with eating bar and lots of counterspace. entertain in the large dining area or step out of the patio doors onto the full width deck for a BBQ! Completing this level is a half bat and a laundry/mud room. Upstairs is a massive bonus room with corner gas fireplace and mountain views. There are 3 spacious bedrooms, the master features an ensuite with deep soaker tub and a walk in closet. The 4 piece family bathroom completes this level. In the fully finished basement is a 3 piece bathroom with corner shower, bedroom #4 (window size may not be to current code) and a huge family/games room. The furnace room has additional storage too. The back yard is lovely and features raised planters ready for your garden and has great potential for RV parking if you require it. This home is just a short walk to schools, the lake and shopping. This is a great family home that should be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!**

Inclusions:  
Property Listed By: **All of Tenant's belongings  
RE/MAX First**

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























FLOOR 1

SEEN AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SEEN AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SEEN AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



