



THE
A-TEAM

**RE/MAX
FIRST**

50 CRYSTALRIDGE Crescent, Okotoks T1S1V1

MLS®#: **A2178272** Area: **Crystalridge** Listing Date: **11/08/24** List Price: **\$899,000**
 Status: **Active** County: **Foothills County** Change: **-\$30k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **4,556 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,782**
 Low Sqft:
 Ttl Sqft: **2,782**

DOM

12
Layout
 Beds: **6 (5 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Street Lighting**
 Park Feat: **Alley Access,Double Garage Attached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas,Wood Stove**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Garburator,Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"
Family Room	Main	14`7" x 14`4"
Kitchen	Main	12`0" x 16`9"
Mud Room	Main	7`2" x 13`8"
4pc Bathroom	Second	7`5" x 7`10"
Bedroom	Second	12`1" x 14`1"

Room	Level	Dimensions
Dining Room	Main	9`6" x 16`0"
Foyer	Main	9`8" x 11`4"
Living Room	Main	12`0" x 16`9"
4pc Bathroom	Second	9`7" x 7`1"
4pc Ensuite bath	Second	10`9" x 8`11"
Bedroom	Second	11`11" x 14`1"

Bedroom	Second	10`10" x 14`6"	Bedroom	Second	8`5" x 11`0"
Laundry	Second	7`7" x 6`2"	Bonus Room	Second	13`10" x 20`1"
Bedroom - Primary	Second	12`0" x 14`11"	4pc Bathroom	Basement	14`3" x 4`11"
Bedroom	Basement	11`8" x 11`4"	Game Room	Basement	18`1" x 17`11"
Storage	Basement	9`0" x 13`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **TN**
 Legal Desc: **9813365**

Remarks

Pub Rmks: **Quick Possession is an Option!!! This remarkable 5+1 bedroom home with over 3850sqft of total living space is exactly what your family is looking for. As you step inside, you'll immediately notice the 9-foot ceilings on the main floor, creating a bright and airy atmosphere. The open-concept layout is perfect for entertaining, with a large kitchen featuring abundant counter space and cupboards. The kitchen flows seamlessly into the dining and living areas, making this home both functional and stylish. Large windows throughout fill the space with natural light. Family room has a new (2022) high efficiency wood burning fireplace and lovely built ins. In 2019, this home had an addition of 650sqft done, designed by California Custom Homes. Upstairs you will find 5 bedrooms, one of which could be used as an office. The primary bedroom has a large east facing window with Hunter Douglas custom blinds. Then walk through the walk in closets, his and her's, and onto the ensuite, equipped with a large dbl headed shower with a steamer. You won't miss the bonus room, perfect for entertaining. Also has a built in desk for your computer station. The 2 twin bedrooms over the garage both have a large window with Hunter Douglas custom blinds and a window seat with storage. And a laundry room with sink, upper cabinets and large linen closet. In the basement, there is a designated home gym area with rubber flooring already installed for you. Tons of storage, an additional open room and a decent sized 6th bedroom. Next up, the heated garage. Epoxy floors were done earlier this year, tall finished walls (12 ft tall) with knock down ceilings, with an upper storage mezzanine. Backyard has a new shed built in 2020, no maintenance vinyl fence (2023) and back alley access. Both the shed and the house are finished in Hardie Board, done in 2019. The curb appeal will wow you. Tongue and groove pine soffit, red batu front and back decks, pot lights and never have to put up festive lighting with Glow Stone track lighting. Location Location Location, you are getting the best street in Crystalridge. Not only do you have access to Crystal Shores Beach House, open all year round with swimming/lake use in the summer and skating/ice fishing in the winter, you are under a block from Dr. Morris Gibson Elementary School, a quick walk to a town park and the walking paths. Also, within walking distance is the Okotoks Rec Centre, HTA, Good Shepherd Elementary, Okotoks Junior High, tons of amenities and a quick 5 min drive to Costco and everything else the South Bank shopping centre provides. Under 20 min drive to Calgary. Ask your realtor or contact the listing realtor for a list of the most recent upgrades and a showing today!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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











