



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 CRYSTALRIDGE Crescent, Okotoks T1S1V1**

MLS®#: **A2178272**      Area: **Crystalridge**      Listing Date: **11/08/24**      List Price: **\$929,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 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

**4**  
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"

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **This remarkable 5+1 bedroom home with over 3850sqft of total living space is exactly what your family is looking for. Huge white kitchen with tons of cupboard & counter space, perfect for hosting. Also has a large island and a pantry with French doors and custom built shelving. The dining room can accommodate a huge table, (currently a 7.5x4 ft country table). Family room has a new (2022) high efficiency wood burning fireplace, lovely built ins and lots of natural lighting. 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 massive east facing window with Hunter Douglas custom blinds. Then walk through the walk in closets, his and her's, and onto a beautiful ensuite, equipped with a large dbl headed 25+sqft shower with a steamer. Also on the upper floor you will find 2 more bathrooms, one with a tub, and the other with a tiled shower and 2 sinks, separated by a pocket door. You won't miss the bonus room, perfect for entertaining. Also has a built in desk for your computer. The 2 twin bedrooms over the garage both have a large window with Hunter Douglas custom blinds, raised ceilings and a window seat with storage. And you can't beat the upstairs laundry 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. The oversized garage will amaze you. Epoxy floors done earlier this year, tall finished walls (12 ft tall) with knock down ceilings, and a massive storage mezzanine. Additional storage cupboard and then storage under the stairs also. And on top of that, the garage is heated!! Backyard has a new shed built in 2020, no maintenance vinyl fence and back alley access. Both the shed and the house are finished in Hardie Board, done in 2019. The outside of the home curb appeal will wow you. Tongue and groove pine soffit as you walk to the front door, 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 (and neighbours, tons of kids). 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 which go around not only the Crystalridge area but connect all over the town. 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. 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**





















