



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 CRYSTAL GREEN Lane #126, Okotoks T1S 0C5**

MLS® #: **A2183040**

Area: **Crystal Green**

Listing Date: **12/13/24**

List Price: **\$319,900**

Status: **Active**

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: **800**  
Low Sqft:  
Ttl Sqft: **800**

DOM

**40**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 10`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`2" x 4`4"</b>	<b>Den</b>	<b>Main</b>	<b>13`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 9`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 6`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$421**

Title:  
**Fee Simple**

Zoning:  
**NC**

Legal Desc: 0910114

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **Vacant quick possession, quiet peaceful setting home, main floor no elevators needed, over looking the court yard in the Penncross Building fully sprinklered and monitored for fire, comes with common amenities exercise room, putting green, reading room, and games room. This vacant 800 square feet, one bedroom plus a den, is freshly updated and move in ready comes with one titled underground heated parking stall, washer and dryer in the unit, dishwasher, micro wave, stove and fridge. very well maintained building and access to Crystal Shores Lake for summer and winter uses. all special assessment's have been paid in full.**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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







