



THE
A-TEAM

**RE/MAX
FIRST**

120 CRYSTAL GREEN Drive, Okotoks T1S 0C7

MLS®#: **A2188223** Area: **Crystal Green** Listing Date: **01/16/25** List Price: **\$799,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,312 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,351**
 Low Sqft:
 Ttl Sqft: **2,351**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Many Trees,Private**
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`3" x 13`7"
Dining Room	Main	8`0" x 12`9"
2pc Bathroom	Main	4`10" x 5`6"
Bedroom	Second	10`3" x 12`8"
Bonus Room	Second	12`9" x 19`5"
4pc Bathroom	Second	4`11" x 5`6"
Bedroom	Lower	10`11" x 14`6"

Room	Level	Dimensions
Great Room	Main	13`11" x 16`3"
Den	Main	10`8" x 12`9"
Bedroom - Primary	Second	13`6" x 15`3"
Bedroom	Second	10`3" x 11`4"
5pc Ensuite bath	Second	8`0" x 12`9"
3pc Bathroom	Lower	4`11" x 10`1"
Game Room	Lower	16`5" x 17`4"

Storage Lower 10`9" x 13`5" Legal/Tax/Financial

Title: Zoning:
Fee Simple TN
Legal Desc: 0714172

Remarks

Pub Rmks: **WELCOME to this stunning family home, offering over 3,200 sq. ft. of professionally developed living space! Built by Sterling Homes, this Pinnacle model is located in the Estate area of Crystal Green and boasts 4 bedrooms and 3.5 baths. The main floor features an open-concept design with 9' ceilings, maple hardwood floors, and rounded corners. The stylish kitchen is a chef's delight, showcasing espresso-stained maple cabinetry, granite counters, a corner pantry, and a spacious island. The great room, with a stone-faced gas fireplace and large windows, overlooks the private backyard, creating a warm and inviting space for family gatherings. A convenient den near the front entry and a main-floor laundry area add functionality to the layout. An open, turned staircase leads to the bonus room with cathedral ceilings and west-facing windows, perfect for relaxing or entertaining. The luxurious primary bedroom features a spa-like ensuite with a soaker tub, separate shower, and a massive walk-in closet. Two additional bedrooms and a full bath complete this level. The fully developed lower level offers even more space, with a large recreation room, an additional bedroom, a full bath, and a spacious finished storage room. Enjoy the serene backyard, which boasts mature trees for complete privacy, garden boxes, and a huge deck—perfect for outdoor living. The oversized garage is fully finished and provides ample storage space. Additional highlights include a new high-efficiency furnace installed in 2024, ensuring comfort and energy savings for years to come. The home is also air conditioned to keep you cool on those warm summer nights. This complete package is move-in ready and perfect for your family. Don't miss the opportunity to call this exceptional property your home!**

Inclusions: none
Property Listed By: RE/MAX Complete Realty

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











