



THE
A-TEAM

**RE/MAX
FIRST**

1 CRYSTAL GREEN #217, Okotoks T1S 0C5

MLS® #: **A2206373** Area: **Crystal Green** Listing Date: **03/27/25** List Price: **\$398,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2009**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **985**
 Low Sqft:
 Ttl Sqft: **985**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Lighting**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`5" x 10`5"	4pc Ensuite bath	Main	8`3" x 8`10"
Bedroom - Primary	Main	12`4" x 14`6"	3pc Ensuite bath	Main	6`10" x 7`7"
Balcony	Main	5`6" x 11`1"			

Legal/Tax/Financial

Condo Fee: **\$513** Title: **Fee Simple** Zoning: **NC**
 Fee Freq:

Legal Desc:

0910114

Monthly

Remarks

Pub Rmks:

Affordable Golf-Side Living with Premium Comfort & Unmatched Value! This spacious 985 sq ft, 2-bedroom, 2-bathroom condo combines functionality, comfort, and a prime location just steps from the golf course. The smart split-bedroom layout offers privacy and flexibility, with each bedroom featuring a walk-through closet and its own ensuite—ideal for professionals, roommates, or guests. At the heart of the home, the open-concept kitchen and living area is anchored by a newly installed electric fireplace that adds warmth and character, while the patio with a gas line for a BBQ extends your living space outdoors. Everyday convenience is covered with in-suite laundry, a titled underground parking stall with secure storage, and an assigned outdoor stall close to the entrance. The building also offers amenities designed for lifestyle and leisure, including a fully equipped fitness center, a party room with a pool table, and an indoor putting green for golf lovers. Pet-friendly with some restrictions, this building balances comfort, community, and practicality. Located just minutes from town and with quick access to Highway 2 into Calgary, this condo is a smart move for anyone seeking quality without compromise. Book your private showing today and step into a space that simply makes sense.

Inclusions:

Wall mount in the living room.

Property Listed By:

eXp Realty

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











