

# \$639,900 - 44 Crystalridge Close, Okotoks

MLS® #A2207095

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.14 Acres

Crystalridge, Okotoks, Alberta

Welcome to this great 4 bedroom, 3.5 bathroom home, situated in the popular Lake community of Crystal Shores. This home benefits from having a large yard, fully finished basement and an attached double garage. As you enter the home you will like the tiled entrance and the abundance of natural light. relax in the spacious living room with laminate flooring. The white kitchen features a corner pantry, island with eating bar and lots of counterspace (countertops are being professionally refinished in a darker color). Entertain in the large dining area or step out of the patio doors onto the full width deck for a BBQ! Completing this level is a half bath and a laundry/mud room. Upstairs is a massive bonus room with corner gas fireplace and mountain views. There are 3 spacious bedrooms, the master features an ensuite with deep soaker tub and a walk in closet. The 4 piece family bathroom completes this level. In the fully finished basement is a 3 piece bathroom with corner shower, bedroom #4 (window size may not be to current code) and a huge family/games room. The furnace room has additional storage too. The back yard is lovely and features raised planters ready for your garden and has great potential for RV parking if you require it. This home is just a short walk to schools, the lake and shopping. This is a great family home that should be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207095    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,692       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 Crystalridge Close |
| Subdivision | Crystalridge          |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 1X5               |

## Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Gazebo, Parking, Picnic Area, Playground, Beach Access, Boating                     |
| Parking Spaces | 4                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Front Drive |
| # of Garages   | 2                                                                                              |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Forced Air, Natural Gas, Electric                                                            |
| Cooling           | None                                                                                                    |

|                 |                                |
|-----------------|--------------------------------|
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Family Room, Gas, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Finished, Full                 |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 14               |
| Zoning         | TN               |
| HOA Fees       | 271              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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