

# \$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 counter space (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	8
Zoning	TN
HOA Fees	271
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.