



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2007
 LINC #: [0030891592](#)
 Legal Plan: 0510114 Blk: 2 Lot: 29
 Area: Okotoks
 Nearest Town:
 Community: Crystal Green OK_CRG
 Postal Code: T1S 2K7
 Condo Type: Not a Condo
 Possession: /Negotiable 12/01/2017

Land Use: R1 New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$3,796/2016
 Local Imp Amt: 0
 HOA: Yes/\$263/Annually
 Condo Fee:

Great value in this fully finished lake community home in a child friendly cul-de-sac. North side location, great for commuters. Open to above entrance leads to the kitchen, with its raised breakfast bar & corner pantry. The dining nook is spacious & has a sliding glass door out to the deck. The living room has a cozy gas fireplace. The laundry/mud room & the half bath complete this level. Upstairs, you'll love the loft style bonus room. The master retreat is enormous & has vaulted ceilings, a 5 pc en-suite & room for seating. The 2nd & 3rd bedrooms share the family bathroom. The basement offers a large family room with in ceiling speakers, a Murphy Bed (ideal for guests), a bedroom, 3 pc bathroom & a storage room. Outside, the exposed aggregate driveway leads to a finished garage with storage & an epoxy coated floor. Beautifully landscaped front & rear, with planted borders edged with stamped concrete, a stunning two tier deck with a hot tub & pergola & scope for a dog run too. COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 3/1						
Living Rm	4.9X4.5	16'0"X14'8"	M	Kitchen	4.1X4.0	13'6"X13'0"	M	2P	3P	4P	5P	6P		
Bkfst Nook	4.0X2.7	13'0"X9'0"	M	Bonus	4.0X3.0	13'0"X9'8"	U	Baths:	1	1	1	0	0	
Mstr Bed	5.8X4.1	19'0"X13'5"	U	Bedroom	4.0X2.7	13'0"X9'0"	U	EnSt Bth:	0	0	0	1	0	
Bedroom	4.0X2.8	13'3"X9'3"	U	Family Rm	5.8X4.4	19'0"X14'4"	B	Level	Mtr2:		Sq Ft			
Rec Rm	2.8X2.5	9'4"X8'2"	B	Bedroom	3.8X3.6	12'6"X11'9"	B	Main:	86.49	931				
Storage	2.3X2.2	7'7"X7'3"	B					Upper:	102.47	1,103				
								Above Grade:						
								Lower:						
								Below Grade:	62.90	677				
								Total A.G.	188.96	2,034				

Property Information

Basement: Full-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: South
 Garage Dim: 20'0" x 24'0"
 Parking: 4/Double Garage Attached, Insulated
 Features: Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl
 Site Influences: Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Treed Lot
 Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA: Yes/\$263/Annually
 HOA Fee Incl: Lake Access
 Heating: Forced Air-1
 Fin FP/Rgh-In: 1
 Lot Shape: Rectangular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 12.19x35
 Flooring: Carpet, Ceramic Tile, Hardwood, Linoleum
 Fuel: Natural Gas
 Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).