



|                |   |                |                      |
|----------------|---|----------------|----------------------|
| Class:         | Detached  | Area:          | Okotoks              |
| Type:          | Detached  | Nearest Town:  |                      |
| Style:         | 2 Storey  | Community:     | Crystal Green OK_CRG |
| Year Built:    | 2007  | Postal Code:   | T1S 2K6              |
| LINC #:        | <a href="#">0030891865</a>                                      | Condo Type:    | Not a Condo          |
| Legal Plan:    | 0510114   | Possession:    | 30/Negotiable        |
|                | Blk: 2  | Lot: 57        |                      |
| Land Use:      | R1  | New Hm:        |                      |
| Title to Land: | Fee Simple  | Tax Amt/Yr:    | \$4,740/2016         |
| Conform Rpt:   |   | Local Imp Amt: | 0                    |
| Restrictions:  | Restrictive Covenant-Building Design/Size, Utility Right Of Way | HOA:           | Yes/\$263/Annually   |
|                |   | Condo Fee:     |                      |

Great curb appeal with this beautiful 2 storey lake community home that backs to the golf course. Beyond the west facing front porch & the new front door, is the spacious, open to above entrance. Birch hardwood flooring leads past the den or dining room & into the main living areas. The living room features elegant built ins around the fireplace, 5 in-ceiling speakers & open golf course views that continue into the kitchen, with its granite counters, breakfast bar, extended height cabinetry, upgraded stainless steel appliances & a walk through pantry. Upstairs, a huge bonus room offers mountain views. The master bedroom has a walk in closet, an up/down cellular shade & a 5 pc en-suite. Bedrooms 2 & 3 are great sizes & share the 4 pc family bathroom. The part finished basement has a huge bedroom & a bathroom. Your upgraded living space continues outdoors with a stunning 2 tier deck, ideal for entertaining or relaxing & watching the golfers tee off. There's an over-sized garage too! 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: 8 F/H Baths: 3/1 |        |    |       |    |    |
|-----------|---------|-------------|-------|------------|---------|---------------|-------|---|--------|----|-------|----|----|
| Den       | 3.1X2.9 | 10'3"X9'5"  | M     | Living Rm  | 5.2X4.9 | 17'0"X16'0"   | M     |   | 2P     | 3P | 4P    | 5P | 6P |
| Kitchen   | 3.8X3.8 | 12'6"X12'6" | M     | Bkfst Nook | 3.9X3.2 | 12'11"X10'4"  | M     | Baths:                                      | 1      | 1  | 1     | 0  | 0  |
| Bonus     | 5.8X5.0 | 19'0"X16'3" | U     | Mstr Bed   | 4.9X3.9 | 15'11"X12'11" | U     | EnSt Bth:                                   | 0      | 0  | 0     | 1  | 0  |
| Bedroom   | 3.8X3.2 | 12'4"X10'5" | U     | Bedroom    | 3.8X2.9 | 12'5"X9'7"    | U     | Level                                       | Mtr2:  |    | Sq Ft |    |    |
| Bedroom   | 5.1X3.6 | 16'7"X11'9" | B     |            |         |               |       | Main:                                       | 108.98 |    | 1,173 |    |    |
|           |         |             |       |            |         |               |       | Upper:                                      | 113.34 |    | 1,220 |    |    |
|           |         |             |       |            |         |               |       | Above Grade:                                |        |    |       |    |    |
|           |         |             |       |            |         |               |       | Lower:                                      |        |    |       |    |    |
|           |         |             |       |            |         |               |       | Below Grade:                                | 26.29  |    | 283   |    |    |
|           |         |             |       |            |         |               |       | Total A.G.                                  | 222.32 |    | 2,393 |    |    |

Property Information

|                  |   |                |  |       |             |
|------------------|---|----------------|--|-------|-------------|
| Basement:        | Full-Partly Finished  | Heating:       | Forced Air-2                             | Fuel: | Natural Gas |
| Suite:           | Suite - None  | Fin FP/Rgh-In: | 1  | Fuel: | Gas Only    |
| Construction:    | Wood Frame  | Lot Shape:     | Rectangular                              |       |             |
| Foundation:      | Concrete  | Lot Sq M:      | 0.00 m2                                  |       |             |
| Exterior:        | Stone, Vinyl  | Frntg X Depth: | 13.41x35.19                              |       |             |
| Roof Type:       | Asphalt Shingles  | Flooring:      | Carpet, Ceramic Tile, Hardwood, Linoleum |       |             |
| Front Exp:       | West  |                |  |       |             |
| Garage Dim:      | 24'0" x 22'8"   |                |  |       |             |
| Parking:         | 4/Double Garage Attached, Over Sized  |                |  |       |             |
| Features:        | Air Conditioning-Central, Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Wall Unit-Built-In, Windows - Vinyl   |                |  |       |             |
| Site Influences: | Backs Onto Park/Trees, Fenced, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, View, View Mountain   |                |  |       |             |
| Goods Included:  | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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   |                |  |       |             |

Agent & Office Information

|            |                            |
|------------|----------------------------|
| List Firm: | RE/MAX IREALTY INNOVATIONS |
| Ownership: | Private                    |

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