



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Crystal Green OK_CRG
Year Built:	2007	Postal Code:	T1S 2K6
LINC #:	0030891865	Condo Type:	Not a Condo
Legal Plan:	0510114	Possession:	30/Negotiable
	Blk: 2	Lot: 57	

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$4,740/2016
Title to Land:	Fee Simple			Local Imp Amt:	0
Conform Rpt:				HOA:	Yes/\$263/Annually
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way			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

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	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	<u>Level</u>	<u>Mtr2:</u>		<u>Sq Ft</u>		
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
 Ownershp: Private

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