



# 37 Crystalridge Crescent Okotoks Alberta

\$619,900

~ Welcome to this AFFORDABLY-PRICED L.A.K.E C.O.M.M.U.N.I.T.Y H.O.M.E only one block from the CRYSTAL SHORES BEACH HOUSE and a short walking distance to schools & the Rec Centre ~ This home has been EXTENSIVELY RENOVATED INSIDE & OUT ~ Large SUN-FILLED ENTRYWAY sets the tone as soon as you enter the home ~ The FRONT FLEX ROOM has so many options in this day and age ... Office? Playroom? Formal Dining Room? Lego Room? - YOUR CHOICE!!! ~ The 'HEART OF THE HOME' features a REFRESHED KITCHEN (fresh paint, new blinds, new quartz countertops, new faucet, new cabinet doors including extended cabinets & modern open shelving, Fridge-2022) ~ Great-Sized Living Room, Main Floor Laundry/ Mud Room, 1/2 Bath complete the main floor ~ The staircase has gorgeous new LVP (Luxury Vinyl Plank) flooring with 'nosing' for added safety ~ The LARGE PRIMARY BEDROOM is a TRUE SANCTUARY (fresh paint & new LVP); featuring a WALK-IN CLOSET (fresh paint & LVP) & 5-Piece Ensuite (fresh paint & LVT flooring - Luxury Vinyl Tile) including a double sink vanity, new cabinet doors, new mirror, new glass shower enclosure & new shower fixtures ~ The TWO KID'S BEDROOMS are both a GREAT SIZE (freshly painted, new LVP) and share a REFRESHED BATHROOM (freshly painted, new LVT, new quartz countertop, new sink faucet, new cabinet doors and a new mirror) ~ WOW!!!! ~ BASEMENT DEVELOPMENT is well on its way with HIGH CEILINGS, a LARGE FAMILY ROOM and GREAT STORAGE SPACE with a Window; will work perfect if the next family wants to put a bedroom down there ~ Outside all of the trim has been freshly painted and the front & back steps have been re-built ~ The front verandah & back deck have also been MODERNLY REFRESHED with new railings ~ The PRIVATE BACKYARD HAS MATURE TREES & BACKS ONTO A WALKING PATH ~ A new shed was built in 2023 (6'x12') for all of your storage needs ~ Lastly .... CENTRAL AIR CONDITIONING ...

Primary Bedroom 16.92 Ft x 14.00 Ft

5pc Bathroom 12.67 Ft x 8.75 Ft

Other 10.08 Ft x 4.92 Ft

Bedroom 12.75 Ft x 12.25 Ft

Bedroom 12.75 Ft x 10.25 Ft

Other 14.58 Ft x 14.42 Ft

Living room 16.83 Ft x 14.08 Ft

Office 11.08 Ft x 10.75 Ft

Foyer 7.25 Ft x 6.08 Ft

Laundry room 10.42 Ft x 6.67 Ft

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Listing Presented By:



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4pc Bathroom 8.58 Ft x 4.92 Ft

2pc Bathroom 8.42 Ft x 5.42 Ft

Family room 25.92 Ft x 13.92 Ft