



# 462 Crystal Green Manor Okotoks Alberta

\$969,900

"WELCOME TO YOUR DREAM HOME" An exquisite custom walkout bungalow nestled on an exquisite, landscaped lot, on a quiet culdesac backing onto beautiful Crystal Ridge Golf Course. The home features vaulted ceilings, tigerwood hardwood floors, air conditioning, and numerous extras. The spacious open design includes a living/family room with a gorgeous stone fireplace for cozy evenings, a lovely dining area for formal times, a chef's gourmet haven including a gas range, a built-in oven & warmer, loads of cupboards, granite counters, walk in pantry, and a fantastic huge island for entertaining. The primary bedroom features a walk in closet and five piece ensuite complete with a therapeutic air bath tub. Eating area has access to the wrap around deck to enjoy the beautiful privacy and the evening sun. For convenience, laundry and a powder room on main floor. Lower walkout level features a family/games/theatre room for enjoyable fun times. There are an additional two bedrooms, an office/den, and three piece bathroom, as well as space for a gym. The patio area features a beautiful hot tub, and steps away, a cozy firepit. The numerous extras include underground sprinkler system, Allure outside lighting, water lines in garage and on deck, air conditioning, all closets with auto lights, surround system upstairs in living & dining room, kitchen, ensuite and upper & lower deck, movie system downstairs with sub-woofer, and natural gas outlets on both upper & lower decks. Recent upgrades include roof shingles (2017), fridge with water & ice (2023), dishwasher (2024), microwave (2024), vacu flo (2023), new in slab heating pump (2024), 75 gallon hot water tank (2024), new blinds (2023). This home is located in a quiet long culdesac with a west facing back yard in beautiful Okotoks. The annual HOA gives access to Crystal Shores lake just blocks away. Don't miss viewing ...

Office 10.08 Ft x 9.00 Ft  
3pc Bathroom 6.08 Ft x 10.17 Ft  
Bedroom 10.08 Ft x 12.92 Ft  
Bedroom 15.17 Ft x 11.17 Ft  
Recreational, Games room 14.67 Ft x 17.17 Ft  
Living room 14.00 Ft x 17.00 Ft

Kitchen 15.92 Ft x 10.42 Ft  
Primary Bedroom 15.08 Ft x 12.42 Ft  
Other 7.42 Ft x 5.00 Ft  
5pc Bathroom 16.25 Ft x 12.00 Ft  
Laundry room 6.58 Ft x 8.83 Ft  
Storage 7.17 Ft x 8.50 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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Dining room 10.50 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 6.00 Ft

Breakfast 12.25 Ft x 10.92 Ft