



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Crystal Green OK_CRG
Year Built:	2009	Postal Code:	T1S 0C7
LINC #:	0032632184	Condo Type:	Not a Condo
Legal Plan:	0714172	Possession:	30/Negotiable
	Blk: 9	Lot: 61	

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$4,852/2017
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:	

Beautiful, lake community home, situated on a prime pie shaped lot next to the golf course. Just one neighbour. You'll love the golf course views, both from the massive front porch & inside the home. Beyond the main floor den is the kitchen, featuring masses of granite countertops & pan drawers & upgraded stainless steel appliances. It's easy to entertain in the massive dining area! The open to above living room has a stunning stone-faced gas fireplace & a wall of windows. Upstairs, you'll adore the master bedroom with its spacious 4 pc en-suite. The two good sized child bedrooms share the 4 pc family bathroom. The bonus room has a vaulted ceiling & offers wide open golf course & mountain views. The fabulous basement has a huge family room with a corner gas fireplace & in ceiling speakers. There are two basement bedrooms & a bathroom with in floor heat & a tiled walk in shower. Outside, you'll adore the deck with its privacy panels & the massive patio that maximizes the views. 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: 3/5 Rms Abv: 8 F/H Baths: 3/1					
Den	3.2X3.0	10'6"X9'11"	M	Living Rm	4.9X4.5	16'2"X14'8"	M		2P	3P	4P	5P	6P
Kitchen	4.8X3.1	15'8"X10'2"	M	Dining Rm	5.1X3.4	16'10"X11'0"	M	Baths:	1	1	1	0	0
Bonus	4.6X3.8	15'0"X12'7"	U	Mstr Bed	5.1X3.8	16'9"X12'7"	U	EnSt Bth:	0	0	1	0	0
Bedroom	3.4X3.0	11'0"X9'11"	U	Bedroom	3.2X3.0	10'6"X9'11"	U	Level	Mtr2:		Sq Ft		
Bedroom	3.6X3.5	11'11"X11'4"	B	Bedroom	4.9X3.0	16'0"X9'9"	B	Main:	103.31	1,112			
Family Rm	6.1X5.0	20'1"X16'6"	B					Upper:	113.62	1,223			
								Above Grade:					
								Lower:					
								Below Grade:	71.26	767			
								Total A.G.	216.93	2,335			

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	2	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Pie Shaped		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	9.94x37.96		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	West				
Garage Dim:	20'0" x 22'0"				
Parking:	4/Double Garage Attached				
Features:	Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Sprinkler System-Underground, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Backs Onto Park/Trees, Corner, Fenced, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View, View Mountain				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, 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				

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).