

338 CRYSTAL GREEN RI



Class: Attached
Type: Semi Detached
Style: Bungalow
Year Built: 2007
LINC #: 0031659444
Legal Plan: 0611252 **Blk:** 6 **Lot:** 65
Area: Okotoks
Nearest Town:
Community: Crystal Green OK_CRG
Postal Code: T1S 2N5
Condo Type: Not a Condo
Possession: /Immediate

Land Use: R2 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$3,950/2018
Conform Rpt: **Local Imp Amt:** 0
Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way **HOA:** Yes/\$110/Monthly
Condo Fee:

COME VIEW THE 3D TOUR of this fully finished, walkout bungalow villa, backing to a quiet part of the golf course in Okotoks' only lake community! 9 ft ceilings on the main floor, which has a bright tiled entrance that leads to a main floor den with French doors. The kitchen features plenty of pot & pan drawers, a raised breakfast bar & is open plan with the dining area & the living room, all offering expansive views over the golf course. The master bedroom has a 4 pc en-suite & a walk in closet. The main floor also has a 3 pc bathroom & a laundry/mud room. The builder finished basement offers near 9 ft ceilings, a family/recreation room with a gas fireplace & wet bar. Enjoy the views through the wall of windows across the rear of the home. Two excellent bedrooms, a full bathroom & great storage space complete this floor. Outside, enjoy your deck, with aluminum rails & glass panels, or your patio beneath. Your snow is cleared in winter and the lawns are maintained for you in Summer. Terrific value here!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Bedrooms A/T: 1/3 Rms Abv: 6 F/H Baths: 3/0						
Den	3.2X2.7	10'6"X8'11"	M							
<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	Baths:		2P	3P	4P	5P	6P
Kitchen	3.8X3.5	12'5"X11'4"	M	EnSt Bth:		0	1	1	0	0
Bkfst Nook	3.3X2.2	10'11"X7'1"	M			0	0	1	0	0
Living Rm	4.2X3.5	13'10"X11'5"	M	Level		Mtr2:		Sq Ft		
Laundry	2.8X2.6	9'2"X8'7"	M	Main:		112.60		1,212		
Mstr Bed	4.6X3.4	14'11"X11'3"	M	Upper:						
Bedroom	3.6X3.4	11'9"X11'1"	B	Above Grade:						
Bedroom	3.6X2.8	11'10"X9'3"	B	Lower:						
Family Rm	5.2X3.7	17'0"X12'2"	B	Below Grade:		85.84		924		
Rec Rm	5.2X4.6	17'2"X15'0"	B	Total A.G.		112.60		1,212		

Property Information

Basement: Walkout/Walk Up-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Cedar, Stone, Vinyl
Roof Type: Asphalt Shingles
Front Exp: Northwest
Parking: 4/Double Garage Attached
Features: Bar, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio, Porch, Vacuum System-Roughed-In, Windows - Vinyl
Site Influences: Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, View
Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA: Yes/\$110/Monthly
HOA Fee Incl: Lake Access, Landscape and Snow Removal
Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Irregular
Lot Sq M: 0.00 m2
Frntg X Depth: 11.75x34.22
Flooring: Carpet, Ceramic Tile, Hardwood
Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private

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