

# \$949,000 - 402 Crystal Green Manor, Okotoks

MLS® #A2204160

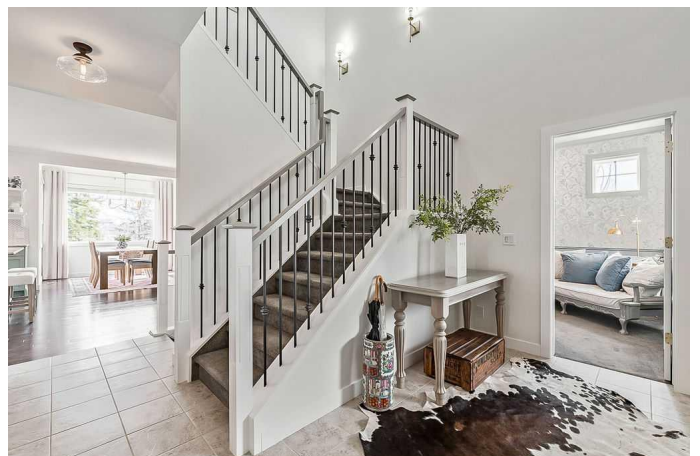
**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,466 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

STUNNING GOLF COURSE PROPERTY with approx. \$200K renovation showcasing impeccable finishing and gorgeous updates throughout! THE VIEWS alone make this property a standout – fronting onto rolling landscape & pond, backing onto lush vegetation of the golf course, with superb mountain views from two floors. BUT THEN THERE IS THE HOME . . . one step inside and you will fall in love with everything this home has to offer from its warm ambiance and timeless charm to its simple elegance and refined quality. If you are after VIEWS, QUALITY and DESIGNER STYLE, then THIS IS THE ONE!!! MAIN FLOOR features spacious entry, large study with built-in wall unit, gorgeous kitchen with tall cabinets and oversized island, newer stainless steel appliances, bright living room with fire place and built in cabinetry, and dining room area with windows overlooking golf course. Back hall features built-ins and walk-through pantry, and a beautifully updated half bath. UPPER FLOOR features primary bedroom with views of golf course and spacious ensuite bathroom, two additional bedrooms, full bathroom and large bonus room with mountain views. BASEMENT features fourth bedroom and full bathroom, large recreational room, and spacious workshop area (that could potentially be converted into fifth bedroom with the addition of a window). BACK YARD is beautifully done with large deck and mature vegetation. Simply put, if you are after views,



well laid out spaces, quality and designer style, then THIS IS IT!

RECENT UPDATES include “ new paint throughout (2024), new carpet throughout (2018), updated pantry & kitchen cupboards & backsplash (2021), new trim & crown moulding (2023), updated half bath vanity, lighting, faucet & wallpaper (2019), new study built-ins, trim & wallpaper (2023), new blinds & window coverings (2018), main bath (2019), laundry room (2019), upgraded roof insulation (2019), finished basement (2020), new tankless gas water heater (2019), landscaping (2022), new double-thick insulated garage door (2024).

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204160    |
| Price          | \$949,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,466       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 402 Crystal Green Manor |
| Subdivision | Crystal Shores          |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 0A3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater            |
| Heating           | Forced Air                                                                                                                                                        |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Views, Irregular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | TN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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