



**Okotoks-RUR3-None**  
234 Crystal Green Place

**\$ 633,900**  
MLS #: C3405566

Status:	<b>Active</b>	Type:	Residential Detached Single Family
Rms Abv Gd:	9	Style:	2 Storey
Bedrms:	Above: 4/Ttl: 4	Year Built:	2007
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot Flr SqFt:	2579.05	Total Sq M:	239.6

Golf course living at its finest! Overlooking the 7th green and pond at Crystal Green Golf Course. 4 bedrooms up plus a bonus room. Master retreat has a 5 pc ensuite; corner jettted soaker tub, separate oversized shower with bench seat, and dual sinks. The master retreat also has a secluded sitting room overlooking the golf course. The 3 other bedrooms upstairs are all a good size. Kitchen cabinets are solid nutmeg maple. Granite counters. Hardwood and tile flooring. Formal dining room that could also be used for a study. Office just off front entrance. 3 car garage with man door to the back yard. Oversized low level deck across full width of house in the fully landscaped back yard. Many upgrades. Basement of 1,160 sq feet awaits your imagination. Great family home in an awesome cul de sac location in a quite neighbourhood with Crystal Shores Lake privileges.

Directions:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:45 days negotiable	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	1	0	0		Main:	107.8	1160.36	
Enst Baths:		0	0	0	1	0		Uppr:	131.8	1418.69	
Addl Rms:	Finish Levels: 2						Garage Dim: 32x24	AbGd:			
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:			
Fireplace:	Insert						Middle Schl:	BIGd:			
Parking:	Triple Garage Attached						High Schl:	Total:	239.6	2,579.05	

Living Room:	5.2x4.26	M	Master Bdrm:	5.5x4.35	U	Office	2.43x3	M
Dining Room:	3x3.7	M	Bedrm 2:	3.05x3.7	U	Bonus Room	5.18x4.26	U
Kitchen:	3.6x4.26	M	Bedrm 3:	3.35x3.5	U			
Family Room:			Bedrm 4:	3.35x3.08	U			
Den:			Breakfast Nook	3x2.4	M			

Flooring:	Ceramic Tile, Hardwood, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Cul-De-Sac, Fenced, Flat Site, Lake Access Property, Playground Nearby, Shopping Nearby, Schools, Public	Features:	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2x6', Vinyl Windows
Goods Incl:	Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All	Amenities:	
Warranty:	Certified New Home Warranty Program	Restrict:	N-KNW
Front Exposure:	S	Goods Excl:	Fridge and freezer in basement and all curtains on main floor.

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$265
Condo Name:		Condo/HOA Incl:	,Amenities Associated With Hoa/Condo		
Prk Encl/TTL:	3/4				
Prk Plan Dsc:					

Total Lot M2:	575.3	Lot Dimen:	50.2ft x 123.36ft
Frontage:	15.3	Lot Shape:	Rectangular
Depth:	37.6	Zoning:	R-1
Conform:		Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 3,869 - 2009	Local Improve	

# PHOTOS:

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