

# \$698,500 - 45 Crystalridge Crescent, Okotoks

MLS® #A2209443

**\$698,500**

3 Bedroom, 3.00 Bathroom, 1,809 sqft  
Residential on 0.13 Acres

Crystal Shores, Okotoks, Alberta

Welcome to this beautifully maintained 2-storey single-family home in the highly sought-after community of Crystal Ridge, Okotoks. Located just steps from Crystal Shores Lake, this 1,800 sq ft home backs onto a tranquil green space with scenic walking paths, offering the perfect blend of nature and neighborhood living.

Inside, you'll find 3 spacious bedrooms, 3 bathrooms, and an inviting, sunlit layout with a large entryway that makes a grand first impression. Thoughtfully updated with new carpets, modern vinyl plank flooring, and two zones of heated ceramic tile, comfort is top of mind in every season.

The property also features a massive RV parking pad capable of accommodating up to a 40'™ motorhome or RV—a rare and valuable find! As a future resident, you'll have the option to join the Crystal Shores Association, giving you access to periodic community events and the exclusive lake lifestyle.

With a peaceful location, stylish upgrades, plenty of natural light, and a backdrop of the rocky mountains —perfect for families, outdoor lovers, or anyone looking to enjoy the best of Okotoks living.

Built in 2000



## Essential Information

MLS® #	A2209443
Price	\$698,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	45 Crystalridge Crescent
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1V1

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Parking Pad, RV Access/Parking, Additional Parking
# of Garages	2

## Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Garburator, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Greenbelt, Gentle Sloping, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	11
Zoning	TN

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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