

# \$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	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Parking Pad, RV Access/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), Garburator, Gas Water Heater, Microwave, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings
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, Front Yard, Gentle Sloping, Greenbelt, Interior Lot, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Views, Close to Clubhouse

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025

Days on Market 7

Zoning TN

## Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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