

# \$725,000 - 12 Crystalridge Way, Okotoks

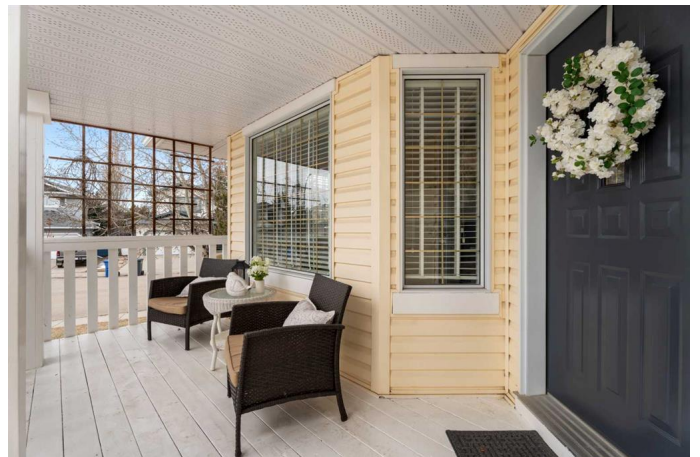
MLS® #A2206221

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,277 sqft  
Residential on 0.13 Acres

Crystalridge, Okotoks, Alberta

Some homes just feel special the moment you step inside—and this is one of them. Nestled in the sought-after Crystal Ridge community, this beautifully updated 1998 built bungalow is a rare find in Okotoks, where homes this meticulously maintained seldom come to market. Vaulted ceilings and bright, airy living spaces create an inviting atmosphere, while the two-sided fireplace offers warmth and elegance, seamlessly connecting the living room and kitchen. Every detail has been thoughtfully cared for, with modern updates including newer appliances, roof, furnace, hot water tank, flooring, paint, and upgraded plumbing—ensuring both beauty and peace of mind. The main floor features two spacious bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, while the second bedroom is perfect as a guest space or home office. A separate main-floor laundry room adds to the home's convenience. Downstairs, the fully finished lower level is designed for both relaxation and entertaining, boasting new flooring and paint, a generous rec room with a wet bar, two additional bedrooms, and a stylish 3-piece bathroom. Whether hosting lively gatherings or enjoying quiet evenings in, this space adapts to your lifestyle. Step outside into the beautifully landscaped backyard, where mature trees provide a natural canopy of privacy in the warmer months—your own peaceful retreat. And here—something truly unique: this home offers optional lake access, making it



one of the few in Crystal Ridge where you can choose to enjoy exclusive community lake privileges. Homes like this, so lovingly maintained and thoughtfully updated, are a rare opportunity in Okotoks. Don't miss your chance to make it yours.

Built in 1998

### Essential Information

MLS® #	A2206221
Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	12 Crystalridge Way
Subdivision	Crystalridge
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T0L1T2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Walk-In Closet(s), Bookcases, Wet Bar
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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