

109, 1 Crystal Green Lane  
Okotoks, Alberta

MLS # A2162476



**\$480,000**

<b>Division:</b>	Crystal Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 637

**LLD:** -

**Zoning:** NC

**Utilities:** -

**Inclusions:** light fixtures, all window coverings, 2 portable AC units, garage door openers

Welcome to #109-1 Crystal Green Lane, a stunning ground-floor condo offering 1252.46sq ft of elegant living space in the charming town of Okotoks. This exceptional home boasts a bright, open-concept layout with windows facing North and East, ensuring abundant natural light. The high-end laminate floors add a touch of sophistication, while the freshly painted walls create a modern and inviting atmosphere. Featuring two generously sized bedrooms and two full bathrooms, this condo provides ample room for comfort and privacy. The kitchen has gorgeous granite tops and is equipped with newer appliances, making meal preparation a delight. Additional highlights include a phantom screen door and windows, enhancing airflow and keeping the outdoors at bay when desired. Make sure to check out the other amenities on each floor! Weight room, putting green, readers library sitting area. This unit comes with two titled underground parking spots, offering both convenience and protection for your vehicles. HOA fees (lake fees) are included with the condo fees. The property is situated in a well-maintained building and is truly one-of-a-kind, rarely coming to the market. Living in Okotoks means you'll enjoy proximity to excellent schools, shopping options, a nearby golf course, and beach access, adding to the overall appeal of this exceptional home. Don't miss the opportunity to make this rare gem yours!