

# \$699,000 - 201 Crystalridge Rise, Okotoks

MLS® #A2256204

**\$699,000**

3 Bedroom, 4.00 Bathroom, 1,593 sqft  
Residential on 0.12 Acres

Crystalridge, Okotoks, Alberta

OPEN HOUSE Sat Oct 11th from 1pm to 3:30.  
Well-maintained 3-BEDROOM HOME with a SUPER FUNCTIONAL FLOOR PLAN and a DEVELOPED BASEMENT, offering 2228 SQFT OF LIVING SPACE. Ideally located just off the main road at the entrance to the community, the home sits in a QUIET POCKET WITH NO THROUGH TRAFFIC, backing onto GREEN SPACE & WALKING TRAILS offering rare privacy and LAKE PRIVILEGES in a connected, amenity-rich location.

The main floor features an OPEN-CONCEPT DESIGN with FRESH PAINT THROUGHOUT, NEW CARPET, NEWER ENGINEERED HARDWOOD FLOORING, a GAS FIREPLACE, and UPDATED LIGHTING. The kitchen includes NEWER APPLIANCES, ISLAND SEATING, and excellent storage with a LARGE PANTRY. As a CORNER UNIT, the home is filled with NATURAL LIGHT and offers added privacy, with no adjacent homes blocking the sun. The LIVING AND DINING AREAS connect seamlessly for both everyday living and entertaining.

Upstairs, you'll find THREE BEDROOMS, including a spacious PRIMARY SUITE with a 4-PIECE ENSUITE and plenty of room for a KING-SIZED BED. A LARGE BONUS ROOM adds flexible space perfect for a MEDIA ROOM, OFFICE, or PLAYROOM.



The FULLY DEVELOPED BASEMENT offers a 2-PIECE BATHROOM, additional living space, and GENEROUS STORAGE.

Enjoy outdoor living with a TWO-TIER DECK featuring a PRIVACY WALL and ENCLOSED STORAGE AREA BELOW. The LANDSCAPED YARD is designed for LOW MAINTENANCE and includes UNDERGROUND SPRINKLERS with DIRECT ACCESS TO THE GREEN SPACE.

Additional upgrades include AIR CONDITIONING, a NEW ROOF WITH DRIP EDGE (2017), NEWER HOT WATER TANK, NEWER WASHER AND DRYER, and HUNTER DOUGLAS BLINDS. The HALF-BATH FEATURES HEATED FLOORING, and the home is PRE-WIRED FOR A FUTURE HOT TUB.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256204    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,593       |
| Acres          | 0.12        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 201 Crystalridge Rise |
| Subdivision | Crystalridge          |

|             |                  |
|-------------|------------------|
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1W6          |

### **Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Beach Access                                             |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Insulated |
| # of Garages   | 2                                                        |

### **Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Other                                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 31                   |
| Zoning         | TN                   |
| HOA Fees       | 313                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

Listing Office                    RE/MAX Landan Real Estate

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