

# \$989,900 - 462 Crystal Green Manor, Okotoks

MLS® #A2260965

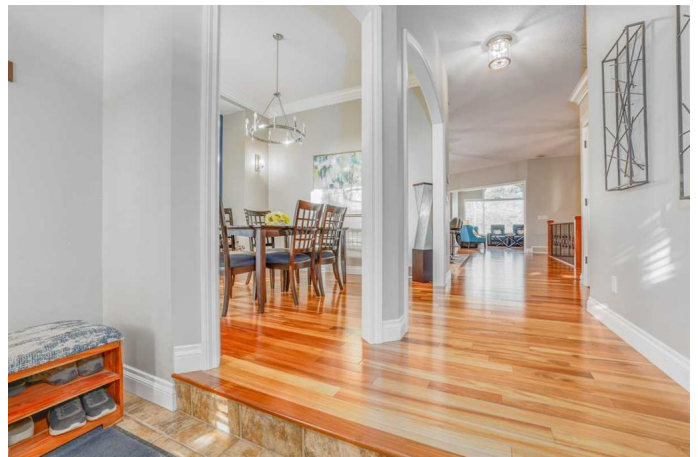
**\$989,900**

3 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.12 Acres

Crystal Green, Okotoks, Alberta

"WELCOME TO YOUR DREAM HOME" An exquisite custom walkout bungalow nestled on an exquisite, landscaped lot, on a quiet culdesac backing onto beautiful Crystal Ridge Golf Course. The home features vaulted ceilings, tigerwood hardwood floors, air conditioning, and numerous extras. The spacious open design includes a living/family room with a gorgeous stone fireplace for cozy evenings, a lovely dining area for formal times, a chef's gourmet haven including a gas range, a built-in oven & warmer, loads of cupboards, granite counters, walk in pantry, and a fantastic huge island for entertaining. The primary bedroom features a walk in closet and five piece ensuite complete with a therapeutic air bath tub. Eating area has access to the wrap around deck to enjoy the beautiful privacy and the evening sun. For convenience, laundry and a powder room on main floor. Lower walkout level features a family/games/theatre room for enjoyable fun times. There are an additional two bedrooms, an office/den, and three piece bathroom, as well as space for a gym. The patio area features a beautiful hot tub, and steps away, a cozy firepit. The numerous extras include underground sprinkler system, Allure outside lighting, water lines in garage and on deck, air conditioning, all closets with auto lights, surround system upstairs in living & dining room, kitchen, ensuite and upper & lower deck, movie system downstairs with sub-woofer, and natural gas outlets on both



upper & lower decks. Recent upgrades include roof shingles (2017), fridge with water & ice (2023), dishwasher (2024), microwave (2024), vacu flo (2023), new in slab heating pump (2024), 75 gallon hot water tank (2024), new blinds (2023). This home is located in a quiet long culdesac with a west facing back yard in beautiful Okotoks. The annual HOA gives access to Crystal Shores lake just blocks away. Don't miss viewing this lovely home, its PRECIOUS!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260965    |
| Price          | \$989,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,617       |
| Acres          | 0.12        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 462 Crystal Green Manor |
| Subdivision | Crystal Green           |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 0A3                 |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Beach Access |
| Parking Spaces | 4            |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s), Wired for Sound, Metal Counters  |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings, Warming Drawer |
| Heating           | In Floor, Forced Air                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                            |

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 20                   |
| Zoning         | TN                   |
| HOA Fees       | 305                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.