

# \$669,900 - 444 Crystalridge Terrace, Okotoks

MLS® #A2216313

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.09 Acres

Crystalridge, Okotoks, Alberta

Tucked away in a serene, sought-after location, this beautifully kept villa-style bungalow backs directly onto a tranquil ravine and natural reserve—offering the perfect blend of privacy, low-maintenance living, and year-round lake access with no condo fees! The main floor features a bright, open layout where the kitchen, dining, and living areas connect seamlessly. You'll love the two-tone cabinetry, gas stove, and generous prep space in the kitchen—ideal for everyday cooking or entertaining. The living room is anchored by a cozy corner gas fireplace, while a garden door opens to the west-facing deck where you can BBQ or simply relax and take in the peaceful views. The spacious primary bedroom includes a walk-in closet and a lovely ensuite complete with a jetted tub and separate shower. A second main floor bedroom—currently used as a home office—adds flexibility for guests or work-from-home needs. A full 3-piece bath and laundry area lead to the heated, attached garage. Downstairs, the fully finished walkout level offers even more living space with a large rec room featuring a second gas fireplace, third bedroom, full bathroom, and a utility area perfect for storage, hobbies, or a small workshop. The lower patio is private and peaceful, surrounded by mature landscaping and a fenced yard with direct access to the walking paths. As a bonus, enjoy year-round access to Crystal Shores Lake, with swimming, kayaking, paddleboarding, skating,



and beach volleyball just moments from your door. A rare chance to enjoy easy living, natural beauty, and lake life—all in one.

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2216313               |
| Price          | \$669,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,224                  |
| Acres          | 0.09                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 444 Crystalridge Terrace |
| Subdivision | Crystalridge             |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 1W6                  |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Recreation Facilities      |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range                                                                                       |

|                 |                                              |
|-----------------|----------------------------------------------|
|                 | Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                      |
| Cooling         | None                                         |
| Fireplace       | Yes                                          |
| # of Fireplaces | 2                                            |
| Fireplaces      | Family Room, Gas, Living Room                |
| Has Basement    | Yes                                          |
| Basement        | Finished, Full, Walk-Out                     |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Rain Gutters                                          |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | TN            |
| HOA Fees       | 271           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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