

# \$749,000 - 307 Crystal Green Rise, Okotoks

MLS® #A2255966

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,908 sqft

Residential on 0.09 Acres

Crystal Green, Okotoks, Alberta

Phenomenal villa backing onto Crystal Ridge Golf Course with stunning west views. Immaculately maintained and thoughtfully designed, this home offers a rare combination of privacy, natural light, and function. Its unique position is set well back from the fairway, meaning you'll enjoy tranquil golf course views without worrying about golf balls in your yard.

Step outside to a covered west-facing deck, where you can relax in the shade while soaking in beautiful evening skies and sweeping vistas. Inside, the main level features hardwood floors, expansive windows, and an open layout oriented toward the golf course. The dining room could easily double as a home office, while the spacious living area connects seamlessly to the well-appointed kitchen, finished with warm maple cabinetry, granite counters, stainless steel appliances, and a walk-through pantry. A large mudroom provides everyday convenience, and the double attached garage easily accommodates two vehicles.

Upstairs, the primary retreat offers comfort and style with a private ensuite. A versatile second bedroom/bonus room showcases breathtaking mountain views, ideal as a guest space, office, or additional lounge.

The fully finished basement feels bright and airy with high ceilings, big windows, and in-floor heating. Here you'll find a third



bedroom, a full bathroom, and a generous family/rec room that can adapt to any lifestyle.

This villa truly blends comfort, function, and location. With exceptional views, a low-maintenance lifestyle (snow removal and lawn care done for you), access to Crystal shores lake (swimming in the summer or skating in the winter), and proximity to both the golf course and Okotoks amenities, itâ€™s a one-of-a-kind opportunity.

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255966               |
| Price          | \$749,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,908                  |
| Acres          | 0.09                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 307 Crystal Green Rise |
| Subdivision | Crystal Green          |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2N5                |

**Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Clubhouse, Golf Course, Park, Playground |
| Parking Spaces | 4                                        |

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

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Vaulted Ceiling(s)                                                              |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                  |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                            |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, On Golf Course, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 59                   |
| Zoning         | TN                   |
| HOA Fees       | 125                  |
| HOA Fees Freq. | MON                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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