

30 CRYSTALRIDGE CR



Class: Detached
Type: Detached
Style: 2 Storey
Year Built: 1999
LINC #: [0027743160](#)
Legal Plan: 9813365 **Blk:** 9 **Lot:** 40
Area: Okotoks
Nearest Town:
Community: Crystalridge OKCRI
Postal Code: T1S 1V1
Condo Type: Not a Condo
Possession: 60/Negotiable

Land Use: R1 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$3,088/2018
Conform Rpt: **Local Imp Amt:** 0
Restrictions: Utility Right Of Way **HOA:** Yes/\$263/Annually
Condo Fee:

You'll adore this fully finished, two storey, lake community home, on a large corner lot, situated opposite the local school, just steps from the walking path system & a short walk to the Crystal Shores Beach House! Great curb appeal. The mature front yard leads to the pretty covered verandah. Inside, an open to above entrance leads to a large kitchen with a corner pantry & appliances & flooring that were replaced in 2015. The dining nook will accommodate a large dining set & the large living room features an attractive gas fireplace & windows to the side & rear. A half bath & a laundry room complete this level. Upstairs, you'll find three excellent bedrooms with the master having a 4 pc en-suite & the child bedrooms sharing a 4 pc Jack & Jill bathroom. The basement features a family room, a 4th bedroom/den, a 3 pc bathroom & good storage. You will love the fenced rear yard. Mature trees & shrubs. A pergola covered patio. Landscaped borders. Totally private. It's fabulous! COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 3/1					
Living Rm	5.2X3.9	17'0"X12'11"	M						
Room Type	Dim/M	Dim/Ft	Level						
Kitchen	3.7X3.5	12'0"X11'7"	M						
Dining Rm	3.3X2.7	10'10"X8'10"	M						
Laundry	2.2X1.7	7'2"X5'8"	M						
Mstr Bed	4.1X3.5	13'5"X11'5"	U						
Bedroom	3.8X3.6	12'7"X11'10"	U						
Bedroom	3.4X3.1	11'0"X10'3"	U						
Bedroom	4.0X3.6	13'0"X11'11"	B						
Family Rm	5.3X3.6	17'6"X11'8"	B						

Baths:	2P	3P	4P	5P	6P
Baths:	1	1	0	0	0
EnSt Bth:	0	0	2	0	0

Level	Mtr2:	Sq Ft
Main:	72.84	784
Upper:	73.30	789
Above Grade:		
Lower:		
Below Grade:	54.91	591
Total A.G.	146.14	1,573

Property Information

Basement: Full-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Vinyl
Roof Type: Asphalt Shingles
Front Exp: East
Parking: 4/Double Garage Attached, Insulated
Features: Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Windows - Vinyl
Site Influences: Back Lane, Corner, Fenced, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Goods Included: Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Gas, Vacuum System(s), Washer, Water Softener, Window Coverings-All
Goods Excluded: Contact listing agent for full list of included and excluded items.
HOA: Yes/\$263/Annually
HOA Fee Incl: Lake Access

Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Irregular
Lot Sq M: 0.00 m2
Frntg X Depth: 12.94x36
Flooring: Carpet, Hardwood, Linoleum

Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).