



THE
A-TEAM

**RE/MAX
FIRST**

393 BANISTER Drive, Okotoks T1S 1W2

MLS®#: **A2144158**

Area: **Crystal Shores**

Listing Date: **08/20/24**

List Price: **\$1,090,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2002**

Lot Information

Lot Sz Ar: **6,550 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,602**

Low Sqft:

Ttl Sqft: **2,602**

DOM

29

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting,Underground Sprinklers**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Built-in Barbecue,Outdoor Kitchen**

Construction:

Stone,Stucco

Flooring:

Carpet,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings

Int Feat: **Beamed Ceilings,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Breakfast Nook	Main	10`0" x 6`11"
Dining Room	Main	13`8" x 11`4"	Family Room	Main	16`0" x 15`7"
Foyer	Main	6`5" x 9`11"	Kitchen	Main	18`11" x 15`9"
Laundry	Main	6`8" x 5`0"	Living Room	Main	13`11" x 13`8"

Office	Main	10`9" x 9`7"	4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Bedroom	Upper	12`9" x 14`6"
Bedroom	Upper	11`1" x 12`6"	Bedroom - Primary	Upper	13`1" x 16`0"
Walk-In Closet	Upper	5`11" x 13`3"	4pc Bathroom	Basement	
Bedroom	Basement	16`8" x 11`9"	Bedroom	Basement	11`11" x 13`2"
Game Room	Basement	34`1" x 15`8"	Furnace/Utility Room	Basement	9`4" x 15`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **TN**
 Legal Desc: **0210006**

Remarks

Pub Rmks: **Just what you've been waiting for, this former show home is just steps to the Crystal Shores Lake and has custom features everywhere you look throughout the property! Located just half a block from the lake entry, you'll notice the beautiful stucco & stone curb appeal and a extended stamped and exposed driveway that leads into the heated garage with epoxy flooring and access door to back yard. Inside the front door is a grand entry with soaring ceilings. The formal sitting room has vaulted ceilings and large south facing window that fills the room with light. The kitchen is gorgeous with 2 tone cabinetry, large island with built in microwave & beverage fridge & hanging pot rack, gas range with tiled arch surround, window cabinets, stainless steel appliances, bright quartz countertops, corner pantry, sink looking out onto the back yard, and ample cabinetry. The living room has high coffered ceilings, massive windows, floor to ceiling stone fireplace, built ins and cabinetry with display lighting. The dining nook over looks the backyard and is filled with natural light. Through the barreled archway you'll find the formal dining with ample lighting, custom hardwood flooring detail and wooden accent pillars. The main floor also has an office, laundry room with cabinetry, powder room and mud room with built in storage. Take the curved staircase upstairs where you'll find the master suite with french doors, big windows, large walk-in closet and ensuite bathroom with double vanity, large soaker tub and newly renovated tiled shower with bench and glass door. There are 2 generous bedrooms with a jack'n'jill styled bathroom with double vanity and newly renovated walk-in shower. The basement is fully finished with a large family/games room with gas fireplace, 2 good sized bedrooms and another full bathroom. The yard is an oasis, you'll want to spend all your time there! It has underground sprinklers, a large composite deck, retaining wall, concrete patio and pathway around house, mature trees, outdoor kitchen with stone sit up bar, BBQ, beverage fridge and smoker, gas line to the fire table, and a storage shed. There is wainscotting throughout most of the home, A/C, drinking water system, custom shutters, and so much more!!**

Inclusions: **Garages built in shelving, TV wall mounts**
 Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123