



THE
A-TEAM

**RE/MAX
FIRST**

121 CRYSTAL SHORES Grove, Okotoks T1S1Y3

MLS®#: **A2145074** Area: **Crystal Shores** Listing Date: **06/27/24** List Price: **\$690,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **5,825 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,885**
 Low Sqft:
 Ttl Sqft: **1,885**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 14`1"	Dining Room	Main	8`8" x 12`10"
Kitchen	Main	10`2" x 12`9"	Den	Main	9`0" x 10`0"
Bedroom - Primary	Second	13`0" x 13`0"	Bedroom	Second	9`4" x 11`10"
Bedroom	Second	9`10" x 10`5"	Bonus Room	Second	11`6" x 14`10"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"			

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

Remarks

Pub Rmks: **Welcome to 121 Crystal Shores Grove! Incredible Value in this Lake Access community where homes are increasingly difficult to come by. Located on a very quiet street, while backing onto the pathway system in one of Okotoks most desirable communities. This 2 Storey home has undergone a significant amount of updates over the last while. The main floor featuring newer vinyl plank flooring, a bright neutral paint, and all new cabinets, counter tops, tile backsplash with upgraded stainless appliances. The open concept main floor features a generous dining area and also a wonderful living room with built in gas fireplace. The upper level of this home has been slightly modified from the original plan offering a large bonus room that has been closed off and used as another large bedroom. While maintaining the additional 3 bedrooms including the Primary suite with a 4 piece ensuite and walk in closet. The lower level is mostly unfinished and offers the ability to choose your finishing's. All of this situated on a level, fenced and landscaped lot, which features a new large deck, hot tub, firepit, and even a great dog run. You will love to entertain in this back yard. Mechanically this home has been very well upgraded with a new furnace, new central A/C, as well as newer roof shingles. Value really can't be beat with this home, come and check it out for yourself.**

Inclusions: **Hot Tub, Shed**
 Property Listed By: **RE/MAX iRealty Innovations**

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









