



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #3115, Okotoks T1S 2N1

MLS® #: **A2145834**

Area: **Crystal Shores**

Listing Date: **07/04/24**

List Price: **\$329,000**

Status: **Active**

County: **Foothills County**

Change: **-\$16k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

74

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof:
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`2" x 15`1"	Kitchen	Main	16`11" x 10`4"
Den	Main	10`7" x 4`8"	Bedroom - Primary	Main	11`6" x 11`6"
Bedroom	Main	11`4" x 11`1"	4pc Ensuite bath	Main	7`11" x 5`7"
3pc Bathroom	Main	8`0" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$453

Title:
Fee Simple

Zoning:
NC

Fee Freq:
Monthly

Legal Desc: **0714596**

Remarks

Pub Rmks: **Welcome to this charming condo with 2-bedroom, 2-bathroom, and a den - that offers the perfect blend of comfort and convenience. Located on the main floor, this bright and open floor plan ensures natural light fills the space. The thoughtful design places the bedrooms on opposite sides of the home, providing excellent privacy. Enjoy easy access to Crystal Shores Lake enhancing your living experience. Mesa is known for its well-maintained environment and community-focused atmosphere. Take advantaged of the fantastic amenities building, complete with a gym, party room, pool table room, sauna and hot tub plus so much more. You'll have a titled underground heated parking stall, keeping your vehicle safe and warm year-round. This prime location is close to shopping, bike/walking paths, and offers easy access to the highway. It's a beautiful place to call home!!**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

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