

9 CRYSTAL SHORES Hill, Okotoks T1S 2H7

MLS®#:	A2153996	Area:	Crystal Shores	Listing Date:	07/31/24	List Price: \$580,000
Status:	Active	County:	Foothills County	Change:	None	Association: Fort McMurray



eneral Information	-			DOM	
ор Туре:	Residential			50	
b Type:	Detached			<u>Layout</u>	
ty/Town:	Okotoks	Finished Floor Ar	<u>ea</u>	Beds:	4 (3 1)
ar Built:	2004	Abv Sqft:	1,228	Baths:	3.5 (3 1)
<u>t Information</u>		Low Sqft:		Style:	2 Storey
t Sz Ar:	3,879 sqft	Ttl Sqft:	1,228		
t Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
cess:				-	
t Feat:	Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot				
rk Feat:	Alley Access, Do	uble Garage Detache	d,Garage Faces Rear	•	

Utilities and Features

Roof:	Asphalt		Construction:	Construction: Vinyl Siding,Wood Frame Flooring:					
Heating:	Fireplace(s),Forced Air,Natural Gas		Vinyl Siding,Wood Fram						
Sewer:	Public Sewer		Flooring:						
Ext Feat:	Private Yard		Carpet, Hardwood, Linole	Carpet, Hardwood, Linoleum					
			Water Source:	Water Source: Public Fnd/Bsmt: Poured Concrete					
			Public						
			Fnd/Bsmt:						
			Poured Concrete						
Kitchen Appl: Int Feat: Utilities:		Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer Ceiling Fan(s),Central Vacuum,Closet Organizers,Laminate Counters,No Animal Home,Storage,Vinyl Windows,Walk-In Closet(s)							
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
2pc Bathroom	n Main	2`8" x 7`0"	Dining Room	Main	9`9" x 9`3"				
Kitchen	Main	8`2" x 10`0"	Living Room	Main	11`6" x 11`11"				
4pc Bathroom	n Second	8`5" x 8`9"	4pc Ensuite bath	Second	7`8" x 4`11"				
Bedroom - Pri	imary Second	12`1" x 12`10"	Bedroom	Second	11`4" x 9`0"				
Bedroom	Second	8`8" x 10`0"	4pc Bathroom	Basement	8`5" x 5`8"				
Bedroom	Basement	11`0" x 11`1"	Family Room	Basement	17`11" x 12`5"				

Furnace/Utility Room	Basement	8`1" x 11`4"		
		Legal/Tax/Financial		
Title:		Zoning:		
Fee Simple		TN		
Legal Desc:	0313188			
		Remarks		
Pub Rmks:	AIR CONDITIONED Fully Finished 4 Bedroom Detached home with Double Garage in Okotoks with LAKE ACCESS for under \$600,000! Imagine being in walking distance to schools and the park! Check out this fantastic home - 4 bedrooms, 3.5 Bathrooms with over 1,800 sq ft of living space, great outdoor space and a double detached garage with alley access. Welcome to 9 Crystal Shores Hill! From the front entry you are greeted by a large living area that leads through to a spacious kitchen with views of the back yard, a large dining area and unique feature space overlooking your downstairs family room. You can head out to the yard and enjoy the back deck or spend time in the double detached garage. Upstairs you've got 3 bedrooms including a spacious primary with 4 PC ensuite and walk-in closet. Upstairs also features a shared 4 PC bath for family and guests. The basement is fully finished offering an additional bedroom, full 4 pc bathroom and large family room with soaring ceilings and a corner gas fireplace. This home is steps away from playgrounds, schools and located on a quiet street and also allows quick highway access for commuting to the city. Book a private showing with your favourite agent today! Central Vac, Blinds			
Property Listed By:	CIR Realty			

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







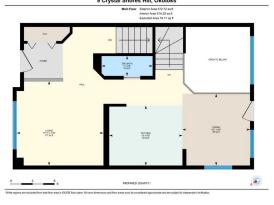












9 Crystal Shores Hill, Okotoks



9 Crystal Shores Hill, Okotoks Basement (Below Grade) Exterior Area 589.53 to 1





