



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**      Finished Floor Area  
 Year Built: **2004**      Abv Sqft: **1,228**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,879 sqft**      Ttl Sqft: **1,228**  
 Lot Shape:

DOM

**50**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Laminate Counters,No Animal Home,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	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	Second	8`5" x 8`9"	4pc Ensuite bath	Second	7`8" x 4`11"
Bedroom - Primary	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:

Fee Simple

Legal Desc:

0313188

Zoning:

TN

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!**

Inclusions:

Property Listed By:

Central Vac, Blinds

CIR Realty

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













