



THE
A-TEAM

**RE/MAX
FIRST**

79 CRYSTAL SHORES Cove, Okotoks T1S 2B4

MLS®#: **A2162986** Area: **Crystal Shores** Listing Date: **09/05/24** List Price: **\$415,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **1,591 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,210**
 Low Sqft:
 Ttl Sqft: **1,210**

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range, Range Hood, Wall/Window Air Conditioner**
 Int Feat: **Breakfast Bar, Kitchen Island, Laminate Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|----------|----------------|----------------------|----------|---------------|
| Foyer | Main | 6`7" x 9`10" | Living Room | Second | 19`2" x 12`9" |
| 2pc Bathroom | Second | 4`11" x 5`6" | Dining Room | Second | 10`9" x 7`6" |
| Kitchen | Second | 12`2" x 9`10" | 4pc Bathroom | Third | 8`10" x 4`9" |
| 4pc Ensuite bath | Third | 5`4" x 8`3" | Bedroom | Third | 9`9" x 12`11" |
| Office | Third | 8`11" x 11`8" | Bedroom - Primary | Third | 13`4" x 12`0" |
| Bedroom | Basement | 15`3" x 11`11" | Furnace/Utility Room | Basement | 4`7" x 5`6" |

Legal/Tax/Financial

Condo Fee:
\$454

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0212152**

Remarks

Pub Rmks: **Welcome to this charming three-story townhouse in the sought-after Crystal Shores community of Okotoks. This home offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a vibrant lifestyle in a serene setting. As you enter, you're greeted by a cozy living room featuring a stylish corner fireplace and a large, bright window that bathes the space in natural light, creating a warm and inviting atmosphere. On the second level, you'll discover a well-appointed kitchen complete with a central island, ample storage, and extensive counter space, perfect for both everyday meals and entertaining. Adjacent to the kitchen is a spacious eat-in dining area and a convenient 2-piece bathroom, enhancing the functionality of this floor. The third level hosts two generously sized bedrooms, including the primary suite with its private 4-piece ensuite bathroom. This level also features a dedicated office space and an additional 4-piece bathroom, providing flexibility and comfort for all your needs. The finished basement offers an extra bedroom, ideal for guests or a growing family. A single attached garage adds to the convenience, providing secure parking and additional storage space. Situated just steps away from the picturesque Lake at Crystal Shores and close to a variety of amenities, this townhouse offers the perfect blend of tranquil living and easy access to everything you need. Don't miss the chance to see this one today.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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







