



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #3203, Okotoks T1S 2M8

MLS® #: **A2163259** Area: **Crystal Shores** Listing Date: **09/05/24** List Price: **\$339,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **864**
 Low Sqft:
 Ttl Sqft: **864**

DOM

13
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**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Other**

Construction: **Mixed**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 11`4"	Bedroom - Primary	Main	11`7" x 11`4"
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$465** Title: **Fee Simple** Zoning: **NC**
 Fee Freq: **Monthly**

Legal Desc: **0714596**

Remarks

Pub Rmks: **Welcome to the MESA building in the lake community of Crystal Shores. This impressive 2 bedroom 2 bathroom plus den unit located on the 2nd floor will not disappoint. This is spacious condo living at its best, which includes an open concept kitchen, dining area, den, living room and balcony. You have in-suite laundry and a titled underground heated stall to keep your car secure as well as a storage locker. This complex offers a wonderful amenity room with kitchen, living room, gym, pool tables and hot tub and car wash for its residence to use. You also have full lake privileges! Come enjoy the best condo complex in Okotoks!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Complete Realty**

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