



**3 CRYSTAL SHORES Heights, Okotoks T1S2K9**

MLS®#: **A2164269** Area: **Crystal Shores** Listing Date: **09/09/24** List Price: **\$579,900**  
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,465 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Few Trees,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Finished Floor Area  
 Abv Sqft: **1,657**  
 Low Sqft:  
 Ttl Sqft: **1,657**

DOM

**10**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**  
 Sewer: Ext Feat: **Lighting,Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Water Heater,Freezer,Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Track Lighting,Vinyl Windows,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`10"	Kitchen	Main	14`1" x 14`2"
2pc Bathroom	Main	6`4" x 5`11"	Den	Main	9`11" x 9`5"
Dining Room	Main	11`0" x 12`5"	Bedroom	Second	9`8" x 11`2"
Bedroom	Second	10`9" x 9`11"	Bedroom	Second	8`11" x 9`10"
4pc Bathroom	Second	8`2" x 4`11"	4pc Ensuite bath	Second	8`2" x 8`1"
Bedroom - Primary	Second	12`5" x 12`11"	Game Room	Basement	19`10" x 12`5"
Furnace/Utility Room	Basement	19`10" x 25`11"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**0413103**

Remarks

Pub Rmks: **Welcome to this spacious family home in Okotoks only lake community! Enjoy lake access and all the amenities that come with it. This beautifully updated home offers 4 bedrooms and 2.5 baths, perfect for a growing family. The bright, open living room features a bay window, filling the space with natural light. The kitchen boasts a large island, peninsula seating, corner pantry, and oak cabinetry with classy dark countertops, complemented by newer stainless steel appliances. Recent upgrades include new LVP flooring installed in April 2024, as well as re-faced cabinets for a modern touch. Cozy up in the family room next to the gas fireplace with a white mantle. Upstairs, the primary bedroom includes a walk-in closet and a full ensuite with a soaker tub and separate shower. The home also features a newly built oversized 24'x24' garage (2023), providing ample space for parking and storage. Additional updates include a new roof, siding, soffit, and eaves (2017), new furnace and AC in 2022, and a new dishwasher in 2023. The unspoiled basement is roughed-in for future development and offers great potential. Located in a family-friendly community with lots of walking and biking paths, this home is close to top-rated schools and amenities. The HOA fee provides access to the lake house, including exclusive swimming and skating privileges. Including basement fridge, shed in rear yard, window coverings (including curtain rods and drapes). Not included: Pool table. Don't miss the chance to make this amazing home your own!**

Inclusions: **Window Coverings, Rear Shed, Basement Fridge.**  
Property Listed By: **RE/MAX iRealty Innovations**

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







