



THE A-TEAM

RE/MAX FIRST

73 CRYSTAL SHORES Crescent, Okotoks T1A 2B5

MLS®#: A2165234 Area: Crystal Shores Listing Date: 09/12/24 List Price: \$725,000
Status: Active County: Foothills County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Okotoks Year Built: 2005 Lot Sz Ar: 5,351 sqft Lot Shape:
Finished Floor Area: Abv Sqft: 1,852 Low Sqft: Ttl Sqft: 1,852

DOM

7 Layout Beds: 3 (3) Baths: 3.5 (3 1) Style: 2 Storey

Parking

Ttl Park: 7 Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Landscaped, Pie Shaped Lot Park Feat: Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, Paved, Rear Drive

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Ext Feat: Private Entrance

Construction: Stone, Vinyl Siding, Wood Frame Flooring: Carpet, Laminate, Tile Water Source: Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator Int Feat: Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bonus Room, Bedroom, Family Room, Den, 2pc Bathroom, Kitchen, Laundry, Bedroom - Primary, Exercise Room, Storage, 3pc Ensuite bath.

4pc Bathroom

Second

0`0" x 0`0"

4pc Bathroom  
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**0214004**

Zoning:  
**TN**

Remarks

Pub Rmks:

**Incredible home and opportunity awaits with this fully renovated 2 Storey home! Offering 1,852 SF above grade of beautifully updated living space along with a developed basement featuring a SEPARATE entrance and all the necessary rough-in's to accommodate a future LEGAL private suite (was previously developed as a legal suite with permits, may need updated inspection and approval by city/municipality). Let's not overlook the TRIPLE garage pad in the expansive backyard with all utilities serviced to it for a potential 750 SF carriage suite (subject to approval and permitting by the city/municipality). The main floor welcomes you into a large foyer with neutral tones and modern, wide vinyl plank flooring throughout. A spacious living room opens to the kitchen featuring timeless white cabinetry, quartz countertops, breakfast bar, corner pantry and sleek appliances including a gas stove. A dining area which gives access to the deck and yard, powder room and laundry/mud room complete this space. Upstairs you will find a bonus room with cozy gas fireplace, master retreat with walk-in closet and 3 piece ensuite and 2 additional guest rooms which share a 4 piece bathroom. The developed basement is complete with a family room, exercise room, 4 piece bathroom and ample storage. In addition to the fully renovated interior recent updates include: high efficiency furnace and HRV, siding, shingles and 75 USG hot water tank. A quick 5-minute bike ride away to EXPERIENCE all the Lake offers with a sandy beach, playground and club house that provides year-round activities, programs, events and services. This home is a must see!!!**

Inclusions:  
Property Listed By:

**Washer AS IS, Steam Shower AS IS, all TV brackets  
Real Broker**

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











