



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 CRYSTAL SHORES Road #4205, Okotoks T1S 2N2**

MLS®#: **A2165719**

Area: **Crystal Shores**

Listing Date: **10/07/24**

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: **2005**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Heated Garage,See Remarks,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **865**  
Low Sqft:  
Ttl Sqft: **865**

DOM

**44**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 11`6"	Kitchen	Main	9`2" x 9`4"
Bedroom - Primary	Main	11`3" x 11`6"	Bedroom	Main	11`3" x 8`11"
Den	Main	10`10" x 4`9"	3pc Bathroom	Main	
4pc Ensuite bath	Main	7`11" x 5`5"	Dining Room	Main	8`1" x 9`7"
Other	Main	7`11" x 5`0"			

Legal/Tax/Financial

Condo Fee:  
**\$488**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**NC**

Legal Desc: **0513313**

Remarks

Pub Rmks: **Exciting 2 bedroom + den condominium in Okotoks, featuring 9' ceilings, master ensuite with walk-through closet and full 4-piece bath. Ample 2nd bedroom, and second bathroom with shower. Both bathrooms feature quality tile-work to ceiling. 6' x 5'9" patio with gas line for BBQ for summer night relaxation and entertaining! Stacked Washer and Dryer. Efficient use of space throughout, with ample cupboards and storage spaces. One underground parking and storage space (titled) with underground car wash bay, and one surface parking space (titled) immediately outside front entrance add to the convenience of this package. This building is immediately adjacent to the recreation building that offers a weight room, pool tables, hot tub, steam room, library area and social/kitchen facility for owners and guests! This is a well-kept home, with new carpet and paint October 1. Lake privileges at Crystal shores Lake included in annual HOA fee. Available immediately.**

Inclusions: **N/A**  
Property Listed By: **Legacy Real Estate Services**

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









