



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #4205, Okotoks T1S 2N2

MLS®#: **A2165719** Area: **Crystal Shores** Listing **10/07/24** List Price: **\$335,000**
 Status: **Active** County: **Foothills County** Change: **-\$5k, 05-Dec** 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

75

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 heated underground parking (with car wash) and convenient surface parking by front door(both titled parking), 9' ceilings, new carpet and painting, 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). 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:
Property Listed By: **N/A**
Legacy Real Estate Services

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









