



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #4209, Okotoks T1S 2N2

MLS®#: **A2168272** Area: **Crystal Shores** Listing Date: **09/27/24** List Price: **\$337,000**
 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:

Finished Floor Area
 Abv Sqft: **869**
 Low Sqft:
 Ttl Sqft: **869**

Stall,Underground

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **Elevator,High Ceilings,See Remarks,Storage**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$488** Title: **Fee Simple** Zoning: **NC**
 Fee Freq: **Monthly**

Legal Desc: 0513313

Remarks

Pub Rmks: **Click brochure link for more details** Beautiful, bright and spacious condo with 9 FT. ceilings, and an unobstructed wide open view! Quick Possession is available. Lake community with an ideal location close to all amenities, bike/walking paths, shopping, schools, easy and close access to Calgary. Functional floor plan, with new paint and new laminate wood flooring . In-suite laundry, walk-in closet, 2 parking stalls (one underground) and an oversized storage locker. There is an adult only 18 + amenities building with a hot tub, steam room, sauna, gym and a games room included with your monthly condo fees, as well as heat, water and sewer costs. Lake privileges and golf nearby.**

Inclusions: N/A
Property Listed By: **Honestdoor Inc.**

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



