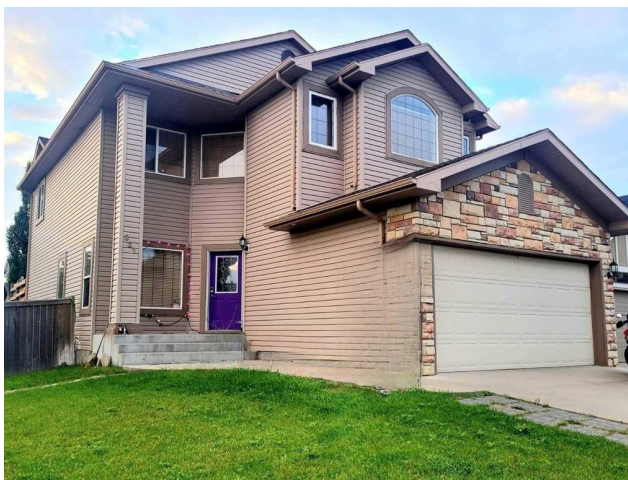




**321 CRYSTAL SHORES View, Okotoks T1S2H9**

MLS®#: **A2168967** Area: **Crystal Shores** Listing **09/26/24** List Price: **\$849,900**  
 Status: **Active** County: **Foothills County** Change: **-\$25k, 06-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **5,597 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,144**  
 Low Sqft:  
 Ttl Sqft: **2,144**

DOM

**86**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Corner Lot,Cul-De-Sac,Dog Run Fenced In,Front Yard,Lawn,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Dog Run,Fire Pit,Garden,Gas Grill,Lighting,Private Entrance,Storage**

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

Kitchen Appl: **Dryer,Electric Oven,Electric Stove,Gas Water Heater,Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`9"	Dining Room	Main	13`2" x 12`3"
Family Room	Main	15`7" x 16`11"	Kitchen	Main	13`0" x 13`2"
Office	Main	10`2" x 13`7"	4pc Bathroom	Second	8`0" x 4`10"
4pc Ensuite bath	Second	9`0" x 14`7"	Bedroom	Second	10`2" x 12`1"
Bedroom	Second	10`6" x 12`2"	Family Room	Second	17`5" x 12`6"

**Bedroom - Primary  
Bedroom  
Game Room**

**Second  
Basement  
Basement**

**13`8" x 13`10"  
12`11" x 10`5"  
13`0" x 23`1"**

**3pc Bathroom  
Bedroom  
Furnace/Utility Room**

**Basement  
Basement  
Basement**

**7`10" x 5`6"  
12`10" x 10`4"  
13`0" x 15`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

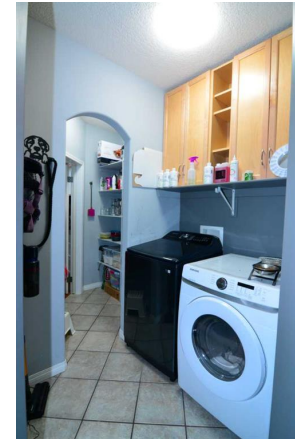
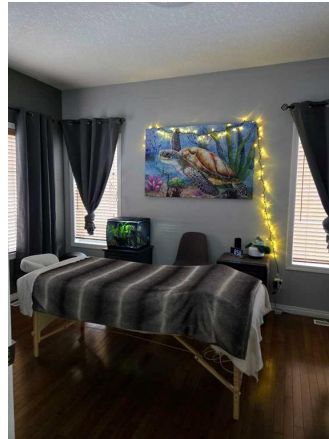
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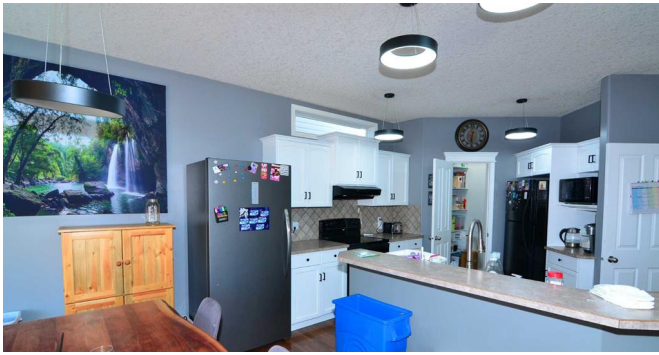
Remarks

Pub Rmks: **Priced for QuickSale: Stunning 5 Bed, 3.5 Bath Home in a Warm, Family-Friendly Neighborhood Welcome to this beautifully designed 5-bedroom, 3.5-bath home located in a welcoming, family-oriented community. The open floor plan effortlessly connects the kitchen, living room, and dining room, creating an ideal space for both everyday living and entertaining. The spacious kitchen is equipped with modern appliances, generous counter space, and a functional layout—perfect for preparing meals while staying connected with loved ones. At the front of the home, you'll find a dedicated office, ideal for working from home. The large bedrooms provide ample space for everyone, while the additional family and rec rooms offer kids their own space to play and relax. Featuring 9-foot ceilings throughout, central A/C, and a relaxing hot tub, this home provides ultimate comfort and convenience. Located close to top-rated schools, parks, shopping, and highways, this property also offers private lake access for swimming and skating throughout the year—making it the perfect place to call home. Don't miss the opportunity to make this your forever home!**

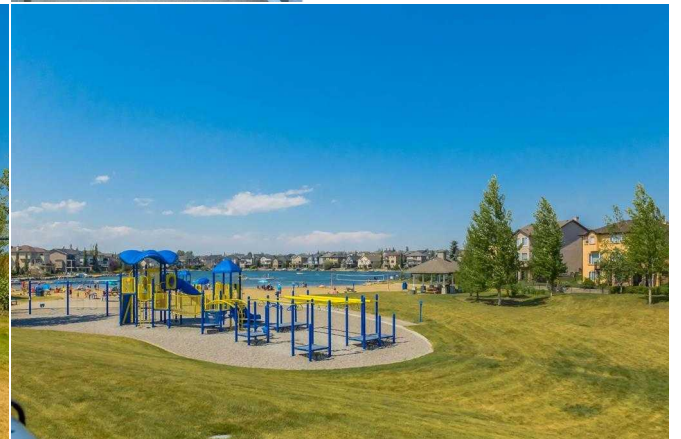
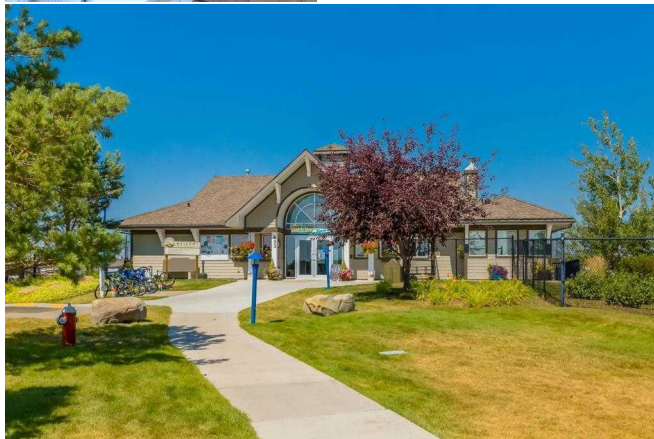
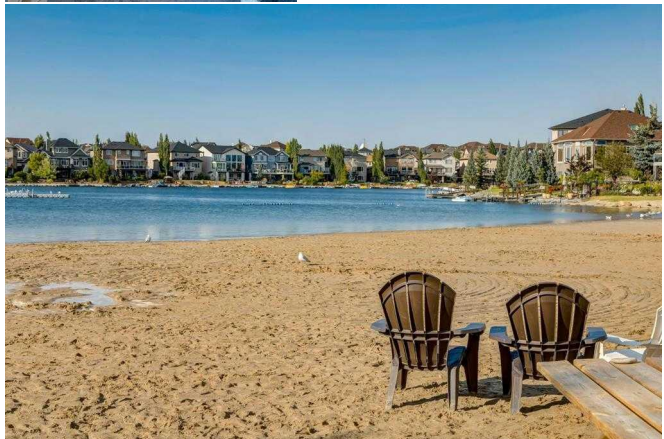
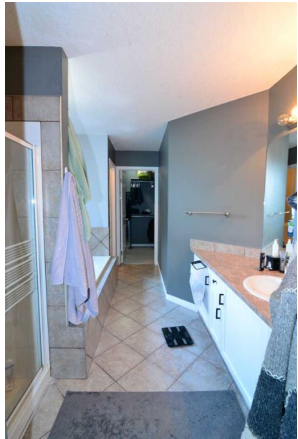
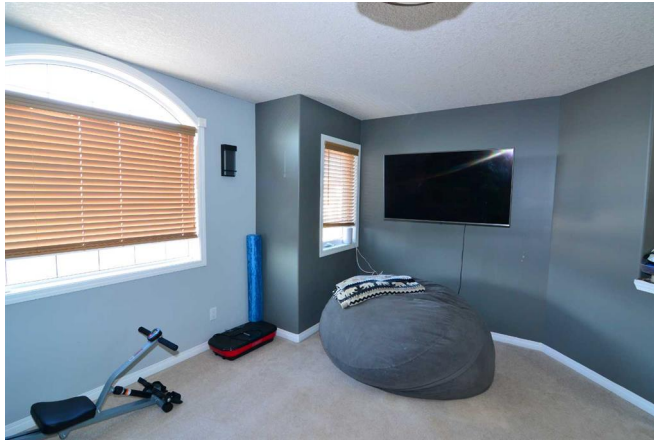
Inclusions:  
Property Listed By: **N/A  
Real Broker**

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









321 Crystal Shores View, Okotoks, AB

2nd Floor Exterior Area 1170.13 sq ft  
Interior Area 1083.72 sq ft  
Excluded Area 3.16 sq ft



PREPARED: 2023/05/23

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximates and are subject to independent verification.



321 Crystal Shores View, Okotoks, AB

Basement (Below Grade) Exterior Area 893.57 sq ft  
Interior Area 529.95 sq ft



PREPARED: 2023/05/23

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximates and are subject to independent verification.



321 Crystal Shores View, Okotoks, AB

Main Floor Exterior Area 974.83 sq ft  
Interior Area 958.16 sq ft  
Excluded Area 406.50 sq ft



PREPARED: 2023/05/23

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximates and are subject to independent verification.

