

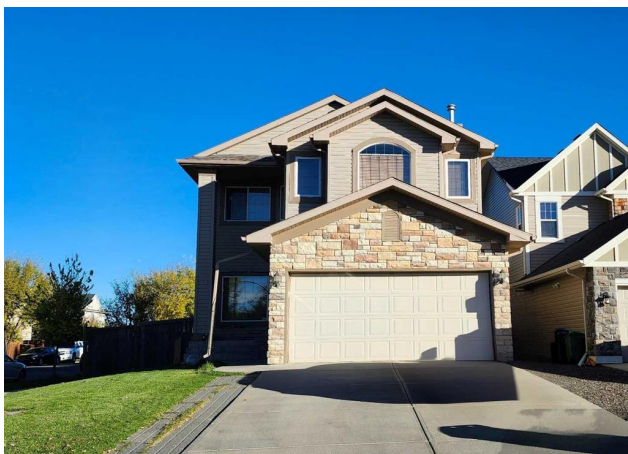


THE
A-TEAM

**RE/MAX
FIRST**

321 CRYSTAL SHORES View, Okotoks T1S2H9

MLS®#: **A2168967** Area: **Crystal Shores** Listing Date: **09/26/24** List Price: **\$899,900**
 Status: **Active** County: **Foothills County** Change: **-\$25k, 25-Oct** 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

32
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	Second	13`8" x 13`10"	3pc Bathroom	Basement	7`10" x 5`6"

Bedroom
Game Room

Basement
Basement

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

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12`10" x 10`4"
13`0" x 15`2"

Title:
Fee Simple
Legal Desc:

0313188

Zoning:
R-1

Remarks

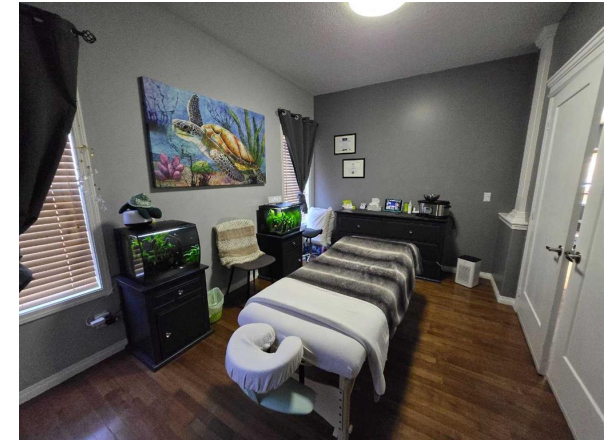
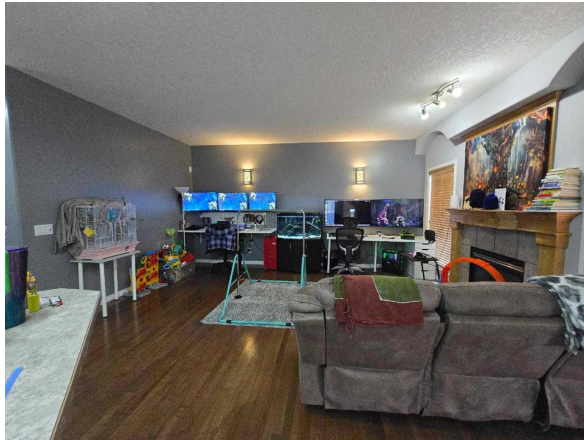
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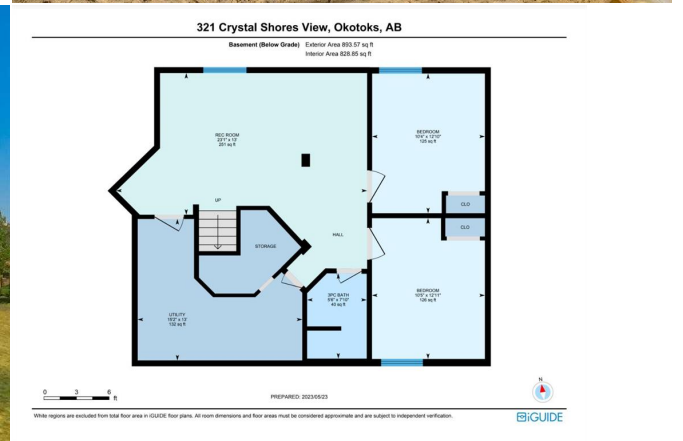
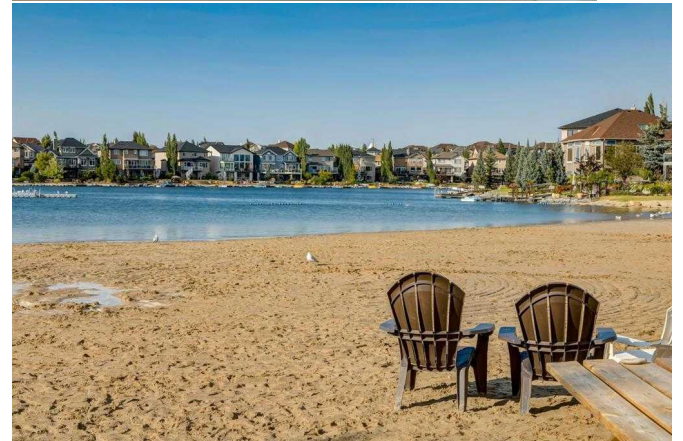
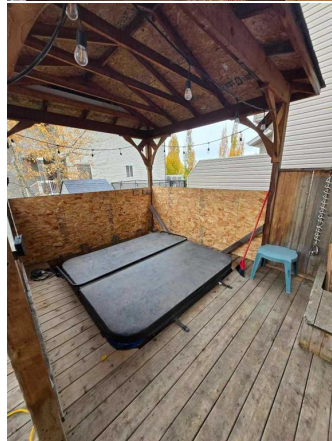
Presenting the 5-bedroom beauty where modern style meets maximum comfort! Whether you're wrangling kids, hosting a party, or just hiding from the in-laws, this house has everything to keep life interesting. Let's take a peek! Walk around like royalty on premium walnut-finished maple hardwood. So smooth, you may have to ban socks! Cooking fanatic? Our chef's dream kitchen with top-shelf appliances is practically begging you to go full MasterChef. Feel like setting the vibe? Cozy up by the gas fireplace with a custom maple TV center. Cue binge-watching bliss. Casual dining nook with a view for your morning coffee or your deep-late-night snacks. Step outside to a huge deck where you'll find an 8-person hot tub. Yes, 8 - bring friends, make friends, or just really spread out. Got company? Bring them into the formal dining room and impress with grand windows, columns, and a side of "Yes, I live here." Jetted tub - because why settle for "just a bath" when you can soak in a personal whirlpool? Separate glass shower with spa finishes for the VIP vibes. Roomy walk-in closet: for that shoe collection or a secret snack stash. Office? Playroom? Netflix marathon HQ? You decide! Custom railings for those "I'm rich" feels. 9-foot ceilings - perfect for jumping with joy. Plush carpeting to keep toes happy! Lake access: paddle, swim, or just show up in shades pretending you're in the tropics. Rocky Mountain views so stunning, even the mountains are jealous. Built by Calgary Custom Homes - masters of award-winning craftsmanship. Are you ready to live the life others just Insta about?

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 3.35 sq ft



0 5 10 ft
PREPARED: 20230523
While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

321 Crystal Shores View, Okotoks, AB

Main Floor Exterior Area 874.83 sq ft
Interior Area 908.18 sq ft
Excluded Area 406.50 sq ft



0 5 10 ft
PREPARED: 20230523
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