

73 CRYSTAL SHORES Crescent, Okotoks T1A 2B5

MLS®#: **A2173722** Area: **Crystal Shores** Listing Date: **10/18/24** List Price: **\$725,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,351 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,852**
 Low Sqft:
 Ttl Sqft: **1,852**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Pie Shaped Lot**
 Park Feat: **Additional Parking,Alley Access,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Paved,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`11" x 11`9"	Kitchen	Main	10`8" x 10`4"
Dining Room	Main	13`2" x 9`2"	Laundry	Main	8`7" x 7`6"
Bonus Room	Second	18`11" x 14`11"	Bedroom - Primary	Second	19`11" x 11`2"
Bedroom	Second	12`8" x 10`4"	Bedroom	Second	11`4" x 10`4"
Family Room	Basement	12`6" x 11`8"	Exercise Room	Basement	16`5" x 10`3"
Den	Basement	8`3" x 5`0"	Storage	Basement	9`2" x 6`2"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"

4pc Bathroom

Second

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0214004

Zoning:
TN

Remarks

Pub Rmks: **INVESTORS DREAM ~ LAKE ACCESS ~ FULLY RENOVATED! This stunning fully renovated 2 Storey home sits on an expansive pie shaped lot, offering endless possibilities for both homeowners and investors. With 1852 SF of beautifully updated living space above grade, plus a developed basement with a SEPERATE ENTRANCE, this property is primed for revenue generation. The basement has all the necessary rough-in's to create a future LEGAL SUITE (was previously developed as a legal suite with permits, may need updated inspection and approval by city/municipality). The large backyard features a TRIPLE garage pad, fully serviced with utilities for a potential 750 SF carriage suite (subject to approval and permitting by the city/municipality). Inside, you'll find a bright modern interior with neutral tones. The main floor offers a spacious living room, a fully updated kitchen with white cabinetry, quartz counters and sleek stainless steel appliances including a gas stove. A powder room, laundry/mudroom and welcoming foyer complete the main level. Upstairs, enjoy the cozy bonus room with gas fireplace, a master retreat with walk-in closet and 3pc ensuite, plus two additional guest bedrooms sharing a 4-piece bathroom. The developed basement includes a family room, exercise space, 4pc bathroom and ample storage. Recent updates include: high efficiency furnace and HRV, siding, shingles and 75 USG hot water tank. A quick 5-minute bike ride away to EXPERIENCE all the LAKE offers with a sandy beach, playground and club house that provides year-round activities, programs, events and services. This home offers incredible flexibility for families or investors looking for a move-in ready property with revenue generating potential.**

Inclusions:
Property Listed By: **Washer AS IS, Steam Shower AS IS, all TV brackets
Real Broker**

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











