

**51 CRYSTAL SHORES Cove, Okotoks T1S 2B4**

MLS®#: **A2173959** Area: **Crystal Shores** Listing Date: **10/24/24** List Price: **\$415,000**  
 Status: **Pending** County: **Foothills County** Change: **-\$10k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **1,872 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,344**  
 Low Sqft:  
 Ttl Sqft: **1,344**

DOM

**28**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **High Ceilings,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Mud Room</b>	<b>Lower</b>	<b>9`10" x 6`6"</b>	<b>Kitchen</b>	<b>Second</b>	<b>11`11" x 8`2"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`11" x 8`2"</b>	<b>Living Room</b>	<b>Third</b>	<b>17`4" x 12`3"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>6`8" x 5`6"</b>	<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>13`4" x 10`3"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>9`3" x 8`11"</b>	<b>Bedroom</b>	<b>Level 4</b>	<b>9`11" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>8`5" x 7`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$454**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**NC**

Legal Desc: **0212152**

Remarks

Pub Rmks: **This charming townhome boasts 4 cozy levels in Crystal Shores Cove. Perfectly blending comfort and contemporary style, this home is ideal for families or professionals seeking a vibrant community. Upon entry you have access to the single car garage and unfinished basement with laundry. Up the stairs to the second level you have access to the back deck from the kitchen with pantry and dining room, featuring high ceilings. Leading up to the 3rd level there is a fabulous living room with a gas fire place and 2 piece bathroom. Next level boasts 3 bedrooms and a 4 piece bathroom. This unit has a south facing yard which backs onto a pathway. Embrace a lifestyle of outdoor adventure with nearby trails, parks, and waterfront activities at your fingertips as this property comes with LAKE ACCESS.**

Inclusions: **None**  
Property Listed By: **Royal LePage Mission Real Estate**

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









