

145 CRYSTAL SHORES Grove, Okotoks T1S 1Y3

MLS®#: **A2174128** Area: **Crystal Shores** Listing **10/19/24** List Price: **\$659,900**
 Status: **Pending** County: **Foothills County** Change: **-\$10k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2004** Abv Sqft: **1,801**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,011 sqft** Ttl Sqft: **1,801**
 Lot Shape:

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **High Efficiency, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 8`2"	Living Room	Main	11`8" x 17`10"
Dining Room	Main	9`6" x 10`8"	Kitchen	Main	10`0" x 10`8"
Laundry	Main	5`10" x 8`8"	Bedroom - Primary	Upper	11`2" x 12`8"
Bedroom	Upper	9`0" x 10`4"	Bedroom	Upper	9`0" x 12`7"
Bonus Room	Upper	15`1" x 17`0"	Family Room	Basement	11`2" x 13`3"
Bedroom	Basement	10`0" x 13`8"	Furnace/Utility Room	Basement	5`2" x 14`3"
2pc Bathroom	Main	4`4" x 4`7"	4pc Bathroom	Upper	5`0" x 7`7"

3pc Ensuite bath

Upper

5`0" x 10`9"

3pc Bathroom
Legal/Tax/Financial

Basement

7`0" x 7`0"

Title:
Fee Simple
Legal Desc:

0210006

Zoning:
TN

Remarks

Pub Rmks: **Motivated Seller - price reduced again! The perfect family home in the sought after community of Crystal Shores. It can all be yours in time for the holidays. Inside you'll find hardwood throughout the main, stairs and the upper level. The openness of the main living space allows for the largest of gatherings. The kitchen boasts classic white cabinetry with quartz countertops and stainless steel appliances. Upstairs, you will find the master bedroom with the ensuite you have been dreaming of. The three piece ensuite offers a large glass surround shower, quartz countertops & electric in-floor heat throughout the custom walk-in closet. Two roomy bedrooms and four piece bathroom complete the upper level. Basement is completely finished with a corner fireplace, fourth bedroom & three piece bath. In the backyard you'll find a beautiful stamped concrete patio, low maintenance landscaping, storage shed, fully fenced, back alley access & backing onto greenspace. A/C Central air for our hot days, two fireplaces for the cool ones. Main floor laundry!! Double garage is drywalled with lots of extra storage. High efficiency furnace and on demand hot water were installed 2022. Shingles and siding in 2017. Located on a quiet cul-de-sac with no through traffic, super family friendly. Lake access for year round enjoyment. Call your favorite realtor today!**

Inclusions:
Property Listed By:

**Garden shed, Gazebo, rain barrel
Royal LePage Solutions**

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











