



THE
A-TEAM

**RE/MAX
FIRST**

29 CRYSTAL SHORES Crescent, Okotoks T1S 1Y2

MLS®#: **A2179281**

Area: **Crystal Shores**

Listing Date: **11/14/24**

List Price: **\$549,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,342**
Low Sqft:
Ttl Sqft: **1,342**

Lot Information

Lot Sz Ar: **3,465 sqft**
Lot Shape:

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 3`0"	Dining Room	Main	14`0" x 15`2"
Kitchen	Main	9`0" x 11`1"	Living Room	Main	16`3" x 14`3"
Living Room	Main	16`3" x 14`3"	4pc Bathroom	Upper	8`7" x 5`1"
Bedroom	Upper	12`7" x 9`11"	Bedroom	Upper	11`3" x 14`10"
Bedroom - Primary	Upper	12`0" x 11`9"	3pc Bathroom	Basement	7`8" x 4`8"
Bedroom	Basement	13`11" x 13`10"	Game Room	Basement	12`6" x 10`8"
Furnace/Utility Room	Basement	9`1" x 10`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0214004

Remarks

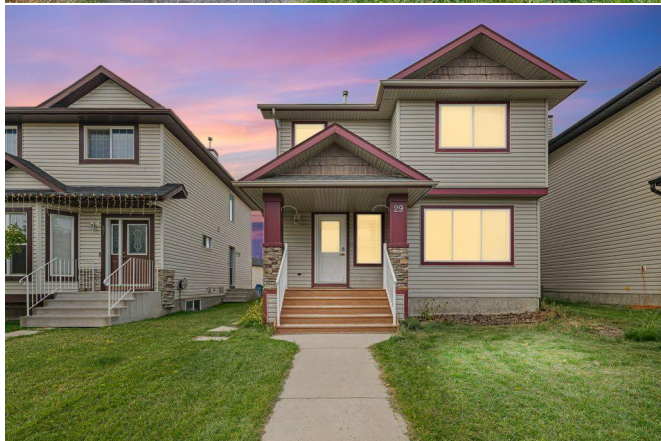
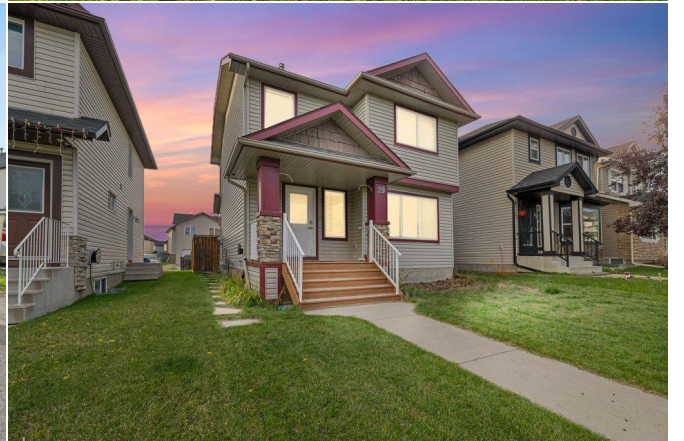
Pub Rmks: **If you're searching for the perfect starter home with lake access, located in a fantastic community, look no further! This fully developed home includes over 1920 square feet of living space, an oversized heated double garage and central A/C. Step inside to a bright and welcoming main floor featuring a spacious living room with large windows, a large functional kitchen with newer stainless steel appliances including a gas stove, corner pantry, and a cozy dining area that opens onto a generous deck through double sliding doors. A convenient back entrance along with a half bath completes this level. Upstairs, the open and airy staircase leads to a large primary bedroom with a walk-in closet, 2 additional bedrooms, and a full 4 piece bathroom. The fully finished basement provides even more living space, with a large recreation room, bedroom, a full bathroom, and a laundry/utility room. Outdoors, the private backyard is a peaceful retreat, featuring a massive deck and beautiful mature greenery, ideal for entertaining or unwinding. The heated garage is the perfect place for a workshop or any mechanic work. Nestled on a quiet street, this home is close to schools, parks, and the lake, where you can enjoy year-round activities such as swimming, fishing, boating, and skating. Make this beauty your new home!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







29 Crystal Shores Crescent, Okotoks, AB

Main Floor Exterior Area 679.00 sq ft



0 3 6

PREPARED: 2024/10/05



White regions are excluded from total floor area in GIUICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

29 Crystal Shores Crescent, Okotoks, AB

1st Floor Exterior Area 663.72 sq ft

Excluded Area 29.05 sq ft



0 3 6

PREPARED: 2024/10/05



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29 Crystal Shores Crescent, Okotoks, AB

Basement (Below Grade) Exterior Area 560.34 sq ft



PREPARED: 2024/10/05

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