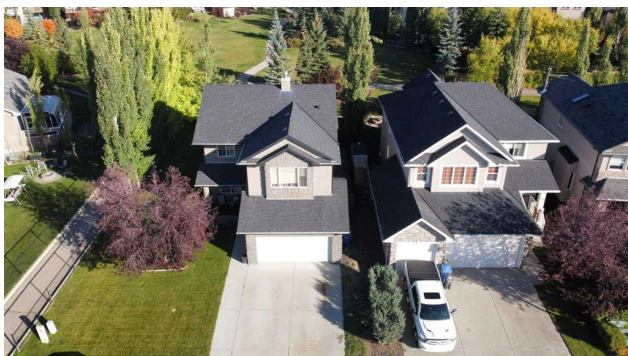




159 CRYSTAL SHORES Drive, Okotoks T1S 1B7

MLS®#: **A2179973** Area: **Crystal Shores** Listing Date: **11/18/24** List Price: **\$778,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2005** Abv Sqft: **2,122**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,222 sqft** Ttl Sqft: **2,122**
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 12`9"	Breakfast Nook	Main	9`11" x 8`0"
Living Room	Main	15`11" x 18`11"	Den	Main	14`5" x 9`2"
Bonus Room	Upper	17`0" x 12`5"	Bedroom - Primary	Upper	14`0" x 15`11"
Bedroom	Upper	14`7" x 8`11"	Bedroom	Upper	14`2" x 9`5"
4pc Ensuite bath	Upper	9`0" x 12`2"	4pc Bathroom	Upper	4`11" x 8`2"
Laundry	Main	5`9" x 9`0"	2pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TN**

Legal Desc:

0412629

Remarks

Pub Rmks:

Location location location! And with a fast possession you can move in before "Light Up Okotoks". It's not often there's a home for sale on Crystal Shores Dr and this one is one of the nicest non-lake lots. This home is positioned on one of largest lots and backs onto Rowland Pathway. Mature trees provide plenty of privacy in the backyard. You can watch the northern lights from your new hot tub nestled under the pergola on the maintenance free deck or watch the ripples of the lake from the front porch, Stepping inside you'll appreciate the flex room that could be used as a home office or formal dining room. Main level has 9' ceilings, is open concept with a massive living room. The kitchen features stainless steel appliances including slide in stove, OTR microwave and refrigerator. Living room has feature wall and stone faced, gas fireplace. Step out onto your composite deck and enjoy the spaciousness of the Okotoks pathway system. Two piece bathroom and actual laundry room (close the door on those piles of laundry!) are located near the garage. Upstairs you'll find the bonus room with vaulted ceiling. Primary bedroom is huge- room for a king sized bed, and dressers. Ensuite features soaker tub, separate shower, private toilet and large vanity. Two more bedrooms and the main bathroom complete the upper level. Basement is unspoiled and ready for your creative ideas. Located within walking distance of several schools and a 10 minute drive to south Calgary. Okotoks is abundant with amenities, activities and festivities!

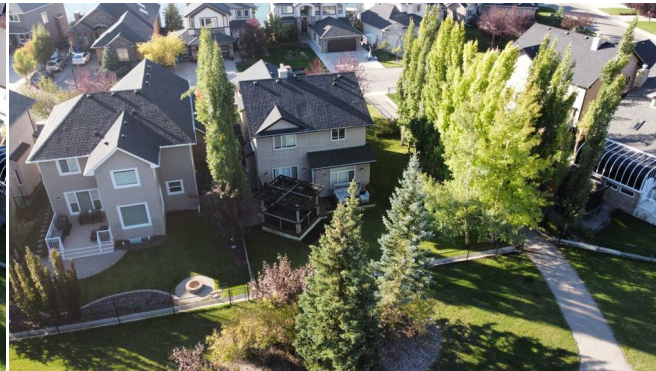
Inclusions:

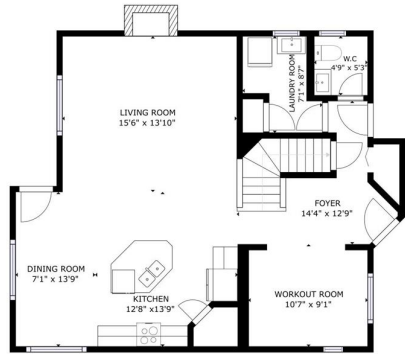
hot tub

Property Listed By:

RE/MAX Complete Realty

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





Matterport

