



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #3103, Okotoks T1S 2N1

MLS® #: **A2182081**

Area: **Crystal Shores**

Listing Date: **12/04/24**

List Price: **\$327,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Okotoks**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **861**
Low Sqft:
Ttl Sqft: **861**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`1" x 5`2"
Bedroom	Main	11`3" x 11`0"
Kitchen	Main	7`9" x 9`4"
Bedroom - Primary	Main	11`5" x 11`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	7`11" x 5`4"
Dining Room	Main	8`6" x 7`8"
Living Room	Main	11`8" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$469

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0714596**

Remarks

Pub Rmks: **OPEN HOUSE THIS SUNDAY 11am - 1pm! Main floor unit with BRAND NEW FLOORS AND PAINT! Enjoy lake privileges allowing you to swim, fish, canoe or skate depending on the time of year as well as access to an on-site recreation facility that will not disappoint! You have access to a serene hot tub, steam room, exercise gym, pool tables, shuffleboard, darts, library, full size kitchen & living space with a big screen TV & fireplace - all surrounded by big beautiful windows to bring in an abundance of natural light! It doesn't get much better than this! Your unit is equipped with stainless steel appliances, in suite laundry, upgraded maple shaker cabinetry, a large balcony with gas BBQ hook up, & an abundance of closet space! Units in the Mesa are constructed with a state-of-the-art in-floor radiant heating system! Your underground secure titled parking spot is steps away from the elevator and just around the corner from the car wash bay! You also have a 3'3" x 8'8" storage locker directly in front of your parking stall! Also take note of the ample visitor parking. Call your favourite realtor for a showing today!**

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

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









