



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #3401, Okotoks T1S 2N1

MLS®#: **A2183564** Area: **Crystal Shores** Listing Date: **12/14/24** List Price: **\$339,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **909**
 Low Sqft:
 Ttl Sqft: **909**

DOM

7

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 5`7"	Living Room	Main	11`10" x 12`7"
Dining Room	Main	9`0" x 10`0"	Kitchen	Main	8`9" x 9`5"
Laundry	Main	2`10" x 3`2"	Office	Main	5`1" x 11`0"
Bedroom - Primary	Main	11`5" x 12`3"	Bedroom	Main	9`0" x 11`0"
4pc Ensuite bath	Main	5`5" x 7`10"	3pc Bathroom	Main	5`0" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$505

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0714596**

Remarks

Pub Rmks: **Check out this premium, top floor, 2 bedrooms, (plus an office/den area), 2-bathroom unit with soaring 9-foot ceilings, just one neighbor on one side (stairs and elevator on the other side) - AND NOBODY LIVING ABOVE YOU! This is as private and peaceful as apartment style condos get. Take pleasure in the stunning sunrises. This outstanding complex has a private gym, a hot tub, a sauna, an event room, pool tables, a library, a cash wash, and much more - all included in your monthly condo fee. Then, add the fact that for the low annual fee of \$272.00 you have access to the very desirable amenities of Crystal Shores Lake and the Lakehouse, which is exclusively for the use of those who live in this community. This lake offers swimming, skating, boating, fishing, exercise classes, and private event opportunities for you, your family, and your guests. Enjoy stainless steel appliances, maple cabinetry, a corner gas fireplace, a well-appointed primary bedroom suite with a walk-through closet, and a full 4-piece ensuite bathroom. With over 900 square feet of living space, even the 2nd bedroom and common area bathroom prove to be spacious. Included is an underground, heated parking stall, and a storage cage that can surely handle all your seasonal storage needs. A quick possession can be made available - you could be enjoying this new home before Christmas. Please book a private tour, at your convenience.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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









