



THE
A-TEAM

**RE/MAX
FIRST**

92 CRYSTAL SHORES Road #4314, Okotoks T1S 2N2

MLS® #: **A2189160** Area: **Crystal Shores** Listing Date: **01/23/25** List Price: **\$369,999**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Okotoks**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **997**
 Low Sqft:
 Ttl Sqft: **997**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **In Floor,Radiant**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,No Animal Home,No Smoking Home,Quartz Counters,Track Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 15`6"	Dining Room	Main	11`11" x 10`1"
Kitchen	Main	9`8" x 8`10"	Bedroom - Primary	Main	12`3" x 11`3"
Bedroom	Main	12`0" x 10`11"	Den	Main	8`3" x 9`6"
3pc Bathroom	Main	4`11" x 9`5"	3pc Ensuite bath	Main	6`0" x 8`1"

Legal/Tax/Financial

Condo Fee: **\$590** Title: **Fee Simple** Zoning: **NC**

Fee Freq:
Monthly

Legal Desc: **0513313**

Remarks

Pub Rmks: **Welcome to #4314 92 Crystal Shores Road! Located on the third floor, this beautifully renovated 2 bed plus den, 2 bath condo in the ever-popular MESA Building, has stunning mountain views, and comes with two Titled parking stalls! This freshly painted 997 sq ft unit is one of the largest floorplans in the complex featuring 9' ceilings with laminate floors throughout and ceramic tile in the bathrooms. The bright and spacious newly renovated kitchen is complete with updated appliances, timeless white cabinets with subway tile backsplash, quartz countertops, lighting, silgranit sink with faucet, and a large peninsula island that comfortably seats 4. Adjacent to the kitchen is a dining area and a large living room that provides access to the south-facing balcony with a bbq gas line and mountain views to the west! The primary retreat comfortably fits a king set and has a walk-through closet with organizers as well as a 4-piece ensuite. Finishing out this unit is an additional good-sized second bedroom that is conveniently located off of the 3-piece main bath and a den that is great for an at-home office or storage room. The Mesa complex offers a great community feel with outstanding amenities that include a carwash bay and clubhouse building with a hot tub, sauna, fitness area, entertaining kitchen, large gathering room, pool tables, and an outdoor patio with picnic tables. Enjoy full access to all the amenities Crystal Shores Lake has to offer! Book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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







