

**62 CRYSTAL SHORES Heights, Okotoks T1S 2H9**

MLS®#: **A2197232** Area: **Crystal Shores** Listing Date: **02/27/25** List Price: **\$525,000**  
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,043 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Oversized,Single Garage Detached**

Finished Floor Area

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

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 9`7"	Kitchen	Main	10`7" x 11`6"
Dining Room	Main	10`7" x 6`5"	Family Room	Main	8`5" x 14`5"
2pc Bathroom	Main	4`8" x 4`11"	Bedroom - Primary	Upper	12`10" x 11`6"
Bedroom	Upper	8`1" x 8`8"	Bedroom	Upper	10`3" x 10`6"
4pc Ensuite bath	Upper	8`0" x 4`11"	4pc Bathroom	Upper	8`0" x 5`0"
Bedroom	Lower	17`10" x 13`10"	Furnace/Utility Room	Lower	17`9" x 16`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0413103**

Zoning:  
**TN**

Remarks

Pub Rmks: **A truly remarkable blend of style, design + character in this beautiful 2-Storey home located on a quiet street in the Crystal Shores LAKE COMMUNITY in North Okotoks! New ROOF installed on home in (2023). Main floor boasts a front living room which leads to spacious OPEN family room + dining area leading to PRIVATE backyard. Good sized kitchen featuring breakfast bar, NEW stainless steel Fridge (2024), walk-in pantry + 2 pc powder room complete the main level. Upstairs features a large Primary bedroom boasting a 4 pc ensuite + walk-in closet, 2 additional good sized bedrooms + 4 pc bath + UPSTAIRS Laundry. Lower level is partially finished with optional rec/family room or fourth bedroom + storage space. Additional upgrades and features: Painted walls through-out, NEW HWT (2024), OVERSIZED Single Detached Garage + paved alley access. Close to schools, amenities, parks and pathways + Crystal Shores Lake privileges. Exceptional Value!**

Inclusions: n/a  
Property Listed By: **RE/MAX House of Real Estate**

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







