



THE
A-TEAM

**RE/MAX
FIRST**

8 CRYSTAL SHORES , Okotoks T1S 1X8

MLS®#: **A2199106** Area: **Crystal Shores** Listing Date: **03/11/25** List Price: **\$1,450,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2004** Abv Sqft: **2,408**
Lot Information Low Sqft:
 Lot Sz Ar: **8,652 sqft** Ttl Sqft: **2,408**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lake**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Baseboard,Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Dock,Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Granite Counters,High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 9`9"	Dining Room	Main	10`0" x 15`6"
Living Room	Main	14`0" x 15`4"	Breakfast Nook	Main	10`6" x 11`0"
Kitchen	Main	13`0" x 19`3"	Mud Room	Main	6`3" x 8`0"
Family Room	Basement	12`4" x 15`0"	Game Room	Basement	12`4" x 22`9"
Bedroom	Basement	10`0" x 13`0"	Office	Basement	10`0" x 11`0"
Bedroom - Primary	Upper	11`5" x 12`6"	Bedroom	Upper	10`0" x 10`0"
Bedroom	Upper	10`7" x 12`1"	Laundry	Upper	5`5" x 9`7"

Bonus Room
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

10`9" x 13`6"
4`0" x 4`7"
4`11" x 9`6"

Furnace/Utility Room
5pc Ensuite bath
3pc Bathroom

Legal/Tax/Financial

Basement
Upper
Basement

12`4" x 13`0"
11`0" x 15`0"
4`10" x 13`8"

Title:
Fee Simple
Legal Desc:

0210006

Zoning:
TN

Remarks

Pub Rmks: **Stunning fully finished 4 bedroom walkout backing onto Crystal Shores Lake! This turn-key home is packed with premium features, including an oversized steam shower, multiple fireplaces, and a private office with breathtaking lake views. The primary suite boasts its own private deck, while the walkout basement is an entertainer's dream with a wet bar, pool table, and direct access to your own dock! Enjoy paddleboarding, canoeing, and swimming in the summer, then lace up your skates for multiple ice rinks and a scenic skating path in the winter. Opportunities like this don't come often—call today for more details!**

Inclusions:
Property Listed By:

pool table
Century 21 Foothills Real Estate

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











