



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**  
 Heating: **Baseboard,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dock,Fire Pit**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 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
Entrance	Main	7`7" x 9`9"
Living Room	Main	14`0" x 15`4"
Kitchen	Main	13`0" x 19`3"
Family Room	Basement	12`4" x 15`0"
Bedroom	Basement	10`0" x 13`0"
Bedroom - Primary	Upper	11`5" x 12`6"
Bedroom	Upper	10`7" x 12`1"

Room	Level	Dimensions
Dining Room	Main	10`0" x 15`6"
Breakfast Nook	Main	10`6" x 11`0"
Mud Room	Main	6`3" x 8`0"
Game Room	Basement	12`4" x 22`9"
Office	Basement	10`0" x 11`0"
Bedroom	Upper	10`0" x 10`0"
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**





















