



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**257 Crystal Shores Drive  
Okotoks, Alberta**

**MLS # A2235607**



**\$849,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,716 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, C		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	n/a		

For more information, please click the "More Information" button. Live the Lake Life in Crystal Shores! Welcome to this beautifully maintained two-storey home nestled in the heart of Crystal Shores—Okotoks' only lake community. Offering over 2,500 sq ft of thoughtfully designed living space, this four-bedroom gem boasts a full walkout basement, a fully fenced and landscaped yard, and backs directly onto the community pathway system and green space—perfect for families who value an active lifestyle and a close-knit community. Situated just steps from the lake, this home enjoys convenient access to top-rated schools, parks, a golf course, playgrounds, the Okotoks Recreation Centre, and local shopping. Enjoy stunning mountain and lake views in a location that truly has it all. Built in 2003, the home features a bright and spacious layout, highlighted by a massive primary suite with vaulted ceilings, a walk-in closet, and a luxurious five-piece ensuite. Three additional bedrooms, a four-piece bathroom, and a huge bonus room—currently used as an indoor golf studio—provide ample space for a growing family. The upper level also includes air conditioning to ensure cool, restful nights in the summer. The main floor is warm and inviting, featuring a large kitchen with rich maple cabinetry, an oversized island with eating bar, and generous counter space. You'll also find a front sitting room, formal dining area, cozy living room with a gas fireplace, and a dedicated office—perfect for remote work. Nine-foot ceilings enhance the sense of space and light. Enjoy the outdoors from the west-facing front deck or the large east-facing raised deck off the kitchen—ideal for morning coffee or shaded summer afternoons. The deck includes a gate and stairs leading down to the backyard. A practical laundry/mudroom connects directly to

the attached double garage. The walkout basement is a haven for hobbies and family fun. It includes a workshop, storage room, furnace room, and a roughed-in bathroom. The main area is currently set up for activities like hockey, baseball, racquetball, darts, and more. Step outside to a covered patio and a low-maintenance, landscaped backyard. On the south side, enjoy an 8x8 shed and a tiered vegetable garden. From the backyard, step directly onto the community path system that links to parks, schools, and playgrounds. The green space behind offers a safe, grassy area for kids to play. With fibre optic connectivity, Telus Security, Air Conditioning, an exceptional layout, and a lovingly cared-for interior, this home is move-in ready and waiting for its next chapter. This is a rare opportunity to own a beautiful home in one of Okotoks' most desirable neighborhoods. Come live the lake life in Crystal Shores—where community, comfort, and convenience come together.