



GRASSROOTS
REALTY GROUP

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2306, 92 Crystal Shores Road
Okotoks, Alberta

MLS # A2238143



\$339,900

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Portable A/C unit, 2 side tables, planter boxes

This is the condo you have been waiting for! Spacious 2 bed/2 bath plus den w/866 sq.ft is situated in the highly sought after Mesa of Crystal Ridge. Well designed, open concept living takes advantage of every square foot. Kitchen is well equipped with maple cabinets offering good storage plus great counter space. Newer stainless-steel appliances (Stove & hood fan Nov 2024, fridge Dec 2024)…what a huge bonus! Peninsula island has room for stools and overlooks your living and dining space.. The dedicated dining area has plenty of room to host your friends and family. Living room is flooded with natural light and sliding patio doors lead out to your private patio...complete with gas line for those BBQ nights. Primary bedroom can accommodate all your furniture w/walk-thru closet leading to the 4-pc ensuite. The second bedroom is on the opposite side of the living room offering plenty of privacy plus the 3-pc main bathroom is steps away. Flex room right off the entrance is a great space for an office or use for more storage. Newer vinyl plank flooring throughout keeps the space modern plus it's super easy to clean. The perks don't end there...newer low flow toilets, bathroom fans (Nov 2024), tiled underground parking stall w/storage cage in front plus the washer/dryer set is less than a month old! Mesa is a very well-run complex w/low condo fees and an amenity building for all residents. Take advantage of the gym, the game and rec room plus there is a hot tub for those winter months. Excellent location in Crystal Shores means you have lake access all summer too! Numerous shopping options are a quick drive plus all levels of schools nearby. Addicted to golf? 2 courses within 5 minutes will make sure you can work on your shots. Don't miss this opportunity!

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