



GRASSROOTS
REALTY GROUP

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**3102, 92 Crystal Shores Road
Okotoks, Alberta**

MLS # A2239497



\$349,000

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	853 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

Inclusions: Window Coverings-All

WELCOME to this GORGEOUS 2 bedroom + 2 bath condo in the desirable and much envied Lake Community of CRYSTAL SHORES in North Okotoks! Located steps away from the beach, this INVITING CONDO immediately impresses with its COMFORTABLE and FUNCTIONAL layout. PRIDE OF OWNERSHIP is obvious and will impress anyone due to its well maintained condition. The main floor plan lets gatherings easily flow from the kitchen, to the dining room and living room, then out to the patio. The spacious kitchen features BRAND NEW stainless steel appliances, tile back splash and plenty of storage. This property also comes with a titled parking stall, a secured storage locker, a heated car wash bay, in-floor heating throughout, in-suite laundry (with brand new washer and dryer) and a walk-out with private patio and gas hook for the BBQ. The MESA COMPLEX offers a great community feel with OUTSTANDING amenities that include a Clubhouse Building with a hot tub, a sauna, a fitness center, an amenities entertaining kitchen, large gathering room, pool tables, and a patio with picnic tables. This environment is such a great way to meet your friendly neighbours. Enjoy full access to all these amenities and all that Crystal Shores Lake has to offer! This COMPLEX is close to schools, easy north access to Calgary, Crystal Golf Course, walking paths, shopping, restaurants and the beautiful lake... book to view quickly as something like this will not last!