



GRASSROOTS
REALTY GROUP

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

117 Crystal Shores Manor
Okotoks, Alberta

MLS # A2241067



\$799,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,991 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pergola and Shed		

Welcome to this stunning, original owner, AIR CONDITIONED, 5 bedroom, WALKOUT home with over 2796 square foot of developed space backing onto GREENSPACE. This fabulous LAKE COMMUNITY home has been immaculately cared for and has had NUMEROUS UPGRADES over the years. This home has great curb appeal, you will be impressed by the beautiful stone work on the front of the OVERSIZED GARAGE and the lovely covered front porch. As you step inside you will love the open to above entrance with 2 closets, gorgeous LVP flooring and the abundance of space. The kitchen is stunning with stained cabinets, gleaming QUARTZ counters, huge island, upgraded stainless steel appliances and a pantry with drawers. Relax in the spacious living room with beautiful LVP flooring, gas fireplace with built in shelving and an abundance of natural light. Entertain in the large dining area with views over your stunning yard and greenspace beyond, or step outside into the full width deck with pergola for a BBQ. Completing this main floor is a laundry room and half bath. Upstairs are 4 generous sized bedrooms. The large master bedroom has a walk in closet and a 4 piece ensuite with corner soaker tub, oversized shower and large vanity. There is a 4 piece family bathroom completing this level. In the fully finished walkout basement is a huge family room with a stacked stone fireplace, another large bedroom and a 3 piece bathroom with corner shower. Step out of the door onto the exposed aggregate patio and enjoy the fabulous SOUTH FACING YARD, which has lots of perennials, trees and a raised garden. Did I mention the oversized garage? Enjoy all the amenities the LAKE has to offer, boating, swimming, fishing, skating, gazebos, beach and a club house. This beautiful home must be viewed to be appreciated. View 3D/Multi Media/Virtual Tour!

Copyright (c) 2025 . Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.