



GRASSROOTS
REALTY GROUP

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**95 Crystal Shores Road
Okotoks, Alberta**

MLS # A2244699



\$775,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, 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:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: Window Coverings and Blinds, Shed, TV Mounts

Welcome to this fully finished walkout 2-storey offering over 3,000 sq ft of living space designed for both comfort and lifestyle. Complete with air conditioning, a large garage, and a setting that backs onto greenspace and walking paths with mountain views and a park nearby, this home truly has it all. You'll also enjoy exclusive lake access with year-round activities—swimming, fishing, paddle boarding, volleyball, basketball, and barbecues in the summer, plus skating in the winter. Add in a great school district and quick access to Calgary, just 15 minutes to South Calgary, and the location checks every box. Inside, you're greeted by a grand entrance, where the main floor features 9-ft ceilings and hardwood flooring. A front office makes working from home easy, while the open living area offers a gas fireplace and large windows for natural light. The kitchen showcases a big island, dark stainless appliances, and flows to the dining area with access to a back deck where you can enjoy the greenbelt behind you. Upstairs you'll find a vaulted bonus room and three bedrooms, including a large primary suite with mountain views, a walk-in closet, and a spa-inspired ensuite with a jetted tub, walk-in shower, and dual sinks. The fully developed basement adds even more living space with a big bedroom, full bathroom with shower, a wet bar with cabinets, and a large open rec space that walks out to the backyard. This home blends lifestyle, location, and family-friendly features in one complete package. Call your favourite Realtor to book your private showing—homes like this don't last long!