



**GRASSROOTS**  
REALTY GROUP

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**153 Milligan Drive  
Okotoks, Alberta**

**MLS # A2246517**



**\$699,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Sloped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully updated 2,000 sq. ft. two-storey home in the highly sought-after community of Crystal Shores, Okotoks — offering year-round lake access and a lifestyle you’ll love! Step inside to find new engineered hardwood flooring throughout the main and upper levels, complemented by modern baseboards and casings. The freshly completed knockdown ceilings (2024) add a clean, contemporary feel, while the spectacular new kitchen island (2024) serves as the perfect centrepiece for entertaining or family gatherings. The spacious primary bedroom features stunning wall paneling, creating a warm and inviting retreat. Downstairs, you’ll find an illegal one-bedroom basement suite complete with its own laundry. Enjoy peace of mind with major updates including a new furnace, hot water tank, water softener, and an impressive 6.4 kW solar system, all installed in 2024 — bringing both efficiency and sustainability to your home. Located just steps from top-rated schools, parks, and the Okotoks Recreation Centre, this home blends style, comfort, and convenience in a family-friendly neighborhood.