



GRASSROOTS
REALTY GROUP

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**71 Crystal Shores Road
Okotoks, Alberta**

MLS # A2247792



\$839,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,729 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Gentle Slope		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

MAKE YOUR FIRST VISIT THROUGH THE 3D TOUR Nestled in the desirable community of Crystal Shores, this beautiful two-storey walk out home offers over 3,900 sq. ft. of thoughtfully designed living space, backing onto a green space and located right near Crystal Shores Lake. The charming front porch leads you into a bright and open main floor, where large windows flood the living area with natural light. The inviting family room features a cozy fireplace, while the adjoining dining area flows effortlessly into a recently updated kitchen with ample cabinetry, a central quartz island, high end stainless steel appliance and sunny south views of the green space. A versatile front room is perfect for a home office or sitting area, and the main level is completed by a convenient mudroom with lockers and a two piece bathroom. Upstairs, the spacious primary suite is a serene retreat, boasting a sun-filled sitting area with views of the mountains, walk-in closet, and a private ensuite with a soaking tub and a separate shower. Two additional bedrooms, each with their own unique character, share a full bathroom, while an open space along with a bonus room that is currently dedicated to a home gym adds flexibility to the layout. The fully finished WALKOUT basement offers even more living space, including a bright bedroom with a walk-in closet, a full bathroom, a large laundry room, and a spacious family room perfect for movie nights or game days. A bonus area provides room for hobbies, fitness, or a home office. Step outside to enjoy an amazing backyard experience. With no neighbours directly behind, this property backs onto a tranquil green space with a playground just steps away, creating a perfect setting for relaxation and recreation. A covered patio with a built-in bar makes entertaining a breeze, while raised garden beds and a firepit area offer endless outdoor

enjoyment. From your yard, follow the pathways for a short stroll to Crystal Shores Lake, where you can take advantage of all the community's year-round amenities. This home combines comfort, function, and location in one remarkable package—ideal for families seeking space, privacy, and an active lifestyle.