



**GRASSROOTS**  
REALTY GROUP

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**287 Crystal Shores Drive  
Okotoks, Alberta**

**MLS # A2249101**



**\$659,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,870 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	TN
<b>Utilities:</b>	-

**Inclusions:** none

Located in the sought-after lake community of Crystal Shores, this fully developed family home backs onto a greenbelt and walking path, offering both privacy and easy access. Featuring an exceptional bonus-room floor plan, the main level boasts a stylish kitchen with maple cabinetry, a central island, and an open layout flowing into the spacious great room with a cozy gas fireplace. Convenient main-floor laundry is perfectly situated for busy households. Upstairs, the turned stairwell leads to three generous bedrooms, including the primary suite with a 4-piece spa-like ensuite featuring a corner soaker tub, separate shower, and walk-in closet. A large bonus room and another 4-piece bath complete the upper level. The professionally developed lower level adds even more living space, with a huge family room and custom built-ins, an additional bedroom, and another 4-piece bathroom. Shingles were replaced in 2021. Steps away from elementary school and lake area. This home is available for quick possession—move in and enjoy lakeside living just in time for the season!