



**GRASSROOTS**  
REALTY GROUP

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**169 Crystal Shores Grove**  
**Okotoks, Alberta**

**MLS # A2250453**



**\$559,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

FIND YOUR WAY HOME to this beautifully upgraded property tucked away on a quiet cul-de-sac in a desirable lake community with full lake access. Freshly painted in Nov 2023, including doors and baseboards, this move-in ready home is filled with thoughtful touches. The bright kitchen shines with new quartz counters and a convection/air fryer range with a 4-year warranty. Relax in the inviting living room with a cozy gas fireplace, while easy-clean windows and invisible retractable screens at both doors make everyday living a breeze. Upstairs, the large primary suite offers a ceiling fan, walk-in closet, and 4-piece ensuite with blackout blinds for restful nights. Also, 2 other good sized bedrooms and a full bathroom. Downstairs, you have a finished common area with lots of natural light and the ability to develop the unfinished portion to suit your needs. Outdoors, enjoy a deck, garden, and two raised garden beds. Perfect for summer entertaining. The spacious oversized double detached garage provides extra storage and parking. With lake access, parks, and schools nearby, this is a fantastic opportunity to enjoy comfort and convenience in a vibrant community.