



**GRASSROOTS**  
REALTY GROUP

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**4306, 92 Crystal Shores Road  
Okotoks, Alberta**

**MLS # A2250816**

**\$329,900**



<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** n/a

Welcome to Mesa at Crystal Shores, where lifestyle meets comfort in this well-designed 2 bedroom, 2 bathroom condo with no neighbours behind you and heated underground parking. Located in the only lake community in Okotoks, this home offers not just a place to live, but a place to connect. The kitchen features maple cabinetry, a separate pantry and plenty of storage. A breakfast bar allows for additional seating and flows into the dining and living area where sliding doors lead to your own private patio with a gas line for the BBQ. The primary suite includes a walk-through closet and 4-pc ensuite, while the second bedroom is large and has a 3-pc bath to utilize. Huge value in the separate flex room which is perfect for a home office or extra storage. The washer and dryer are conveniently located here as well. A titled underground parking stall with storage cage is also included. What truly makes Mesa special is the incredible amenity building & a hub for community and connection. There's a huge common room with a full kitchen and a patio with BBQ area, perfect for parties or celebrations. You'll also enjoy the games and rec room with pool tables, shuffleboard and darts, a library and games, full fitness area with cardio machines and weights, and a hot tub and sauna for year-round fun and relaxation. Tons of visitor parking as well. PLUS, Crystal Shores residents enjoy exclusive lake access & swim, kayak, fish, paddle board or relax at the beach all summer, then pull on the skates in the winter. With several golf courses minutes away, shopping close by, and schools nearby, this condo is more than a home & it's a lifestyle you'll love to be part of!