

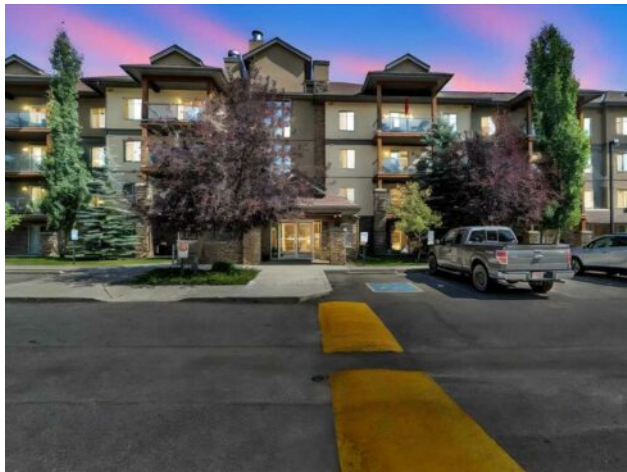


GRASSROOTS
REALTY GROUP

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2110, 92 Crystal Shores Road
Okotoks, Alberta

MLS # A2252849



\$335,500

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Murphy Bed

Condo Living at it's finest – 2 BDRM | 2 BATH | KITCHEN RENO | LAMINATE FLOORING | IN FLOOR HEATING| GORGEOUS BRICK FEATURE WALL |HEATED UNDERGROUND PARKING (Titled) with Storage behind | UNDERGROUND CAR WASH| LAUNDRY/STORAGE IN UNIT. One of the most precious and most desired condo complexes in Okotoks (MESA). The adorable well maintained 2-bedroom, 2 full baths unit has been freshly painted, new kitchen countertops and back-splash, and under counter lighting. NEW FRIDGE, NEW MICROWAVE, and the lucky Buyer will have a BRAND-NEW DISHWASHER TO BE INSTALLED AT TIME OF SALE. Soft Water throughout the complex. New lighting throughout the unit. Main bathroom has new raised toilet. This unit is exceptionally well maintained and gives off a relaxing vibe. The 2nd Bedroom allows you many options to use as an office or guest room with MURPHY BED. A bonus feature of this unit has its own laundry room with plenty of storage space. Step out onto your balcony and enjoy some fresh air, grass, and some wildlife visitors passing through! Enjoy barbequing as you have gas BBQ hook-up! The amenities in this complex are AMAZING! Access to a car wash in heated underground parkade (warm water). Access to a COMMUNITY Recreational Facility with Kitchen, Games Room, Sauna/Steam Room, HOT TUB, and a nicely equipped Fitness Room. Want to entertain friends and family you have access to community BBQ and picnic area. It even gets better BEACH ACCESS with Clubhouse. Soak up the sun or just enjoy a day of fishing its all right here! Or enjoy a day of Golf at Crystal Ridge Golf Course! Life does not get much better than this! This unit has been well maintained and a welcoming home! Extremely well-maintained buildings through Simco and Condo Board.

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