



**GRASSROOTS**  
REALTY GROUP

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**1304, 92 Crystal Shores Road  
Okotoks, Alberta**

**MLS # A2258956**



**\$375,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Stone Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	none
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Discover this stunning, spacious corner unit featuring 2 bedrooms and 2 bathrooms and a flexible den, beautifully updated with modern accents including sleek quartz countertops in the kitchen and designer light fixtures. The open-concept living area is ideal for entertaining friends or relaxing with loved ones, offering a bright and inviting space. Go out on the wrap around deck giving South views over the town and West to the Mountains. The primary bedroom boasts a walk-through closet leading to a luxurious ensuite, while the second bedroom is conveniently situated near a full bathroom. Enjoy the ease of two dedicated parking spots—one underground (with large storage cage) and one outside both with plug-ins—and a generously sized layout that provides comfort and flexibility. Located on the desirable north side of Okotoks, this home offers quick access to city commuting routes, shopping, dining, and recreation. Residents also enjoy access to excellent amenities building, including a games room, hot tub, sauna, fully-equipped exercise area and pergola with BBQ area. Just steps away from the Crystal Shores Beach Club, you can indulge in swimming, beach volleyball, fishing, winter skating, and indoor activities at the Beach House. This exceptional home seamlessly blends style, comfort, and convenience in a prime location—an ideal place to live your best life.