



GRASSROOTS
REALTY GROUP

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**70 Crystal Shores Cove
Okotoks, Alberta**

MLS # A2260860



\$409,900

Division:	Crystal Shores		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,337 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir		
Lot Size:	0.06 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Pie Shape		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 454

LLD: -

Zoning: NC

Utilities: -

Inclusions: N/A

Welcome to this lovely End unit Townhome in the popular lake community of Crystal Shores. Just a short walk to the beach, schools and Okotoks pathway system making it a perfect location! As you step into the home you will appreciate the spacious entrance. On the next level is a huge living room with high ceilings and a corner gas fireplace - a perfect place to relax after a long day! From this level you can step out onto the east facing deck for your morning coffee and enjoy the sunrise. On the next level is a great kitchen with maple cabinets, white appliances, a central island and plenty of counterspace. Enjoy family mealtimes in the large dining space with its west facing windows. Completing this level is a half bath and a laundry. Upstairs is a great den/bonus room (or potentially bedroom #3 if required) and 2 good sized bedrooms. The master bedroom features a 4 piece ensuite and a walk in closet. There is also an additional 4 piece bathroom on this level for your convenience. The fully finished basement makes a great family room (or an additional bedroom if required) and there is additional storage on this level too. There is a new hot water tank and did I mention the attached single car garage? Come and enjoy all the fabulous lake amenities when you own this great townhouse.