



GRASSROOTS
REALTY GROUP

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85 Crystal Shores Crescent Okotoks, Alberta

MLS # A2266485



\$539,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All furniture is negotiable

Welcome to Crystal Shores! You'll love this beautiful, fully developed 2-storey home located in Okotoks's highly sought-after and only lake community! Nearly 1,800 sqft of developed living space across three levels featuring four bedrooms and 3.5 bathrooms provides plenty of space for your growing family. As you walk in the front door, laminate flooring will lead you throughout the living room and into a practical and functional kitchen featuring stainless steel appliances and plenty of counter/ cupboard space. You will love the openness as you can view downstairs through this unique floor plan that is open to below. The entire space is filled with natural light from the large picture windows. Upstairs, you will find the master bedroom you have been looking for, enough space for the king bedroom set, a walk-in closet, and a full ensuite! Down the hall are two additional generously sized bedrooms and a full washroom. Downstairs features a great family room with a corner gas fireplace, a 4th bedroom, and a 3rd full washroom! The backyard is perfect for entertaining, with a massive deck and a fully landscaped backyard that provides access to an oversized double garage! (Big enough for the pickup truck!) Located on a quiet street, with easy access to an abundance of amenities, including parks, shopping, schools, and major roadways. Be sure to check out the 3D tour and give your favorite realtor a call to book a private viewing. It's a move you'll be glad you made!