



GRASSROOTS
REALTY GROUP

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18 Crystal Shores Road
Okotoks, Alberta

MLS # A2272045



\$559,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: Shed

Welcome to 18 Crystal Shores Rd, a fully finished and charming, this 4-bedroom, 2.5-bath home offers year-round lake access in the highly desirable Crystal Shores community. The main floor boasts a bright living room with laminate flooring, a gas fireplace, and a bay window flooding the space with natural light. The renovated kitchen features new cabinets, newer appliances, and a sliding door to the new wood deck—perfect for entertaining. A main-floor laundry with newer washer/dryer and a convenient half bath complete this level. Upstairs, discover three spacious bedrooms, including a primary suite with walk-in closet and 4-piece ensuite, plus an additional 4-piece bathroom. The fully finished basement offers a large family/TV room, a bedroom or gym space, and a 3-piece rough-in for future bathroom development. The mechanical room includes HVAC, humidifier, water softener, and more for comfort and efficiency. Outside, enjoy a fully fenced backyard and an oversized double detached garage providing ample storage and workspace. The new deck adds extra outdoor living space. Set on a quiet street, this home is close to top schools, walking paths, parks, the Okotoks Rec Centre, and easy access into Calgary, all while enjoying Crystal Shores lake privileges. A wonderful opportunity to embrace comfort, style, and lakeside living in one of Okotoks's most sought-after neighborhoods. OPEN HOUSE on Sunday Nov 22 from 12 pm to 3 pm.