



**GRASSROOTS**  
REALTY GROUP

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**3201, 92 Crystal Shores Road  
Okotoks, Alberta**

**MLS # A2276125**



**\$329,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Wired for Data		

**Inclusions:** N/A

**ENJOY SUMMER AT THE LAKE | RESORT-STYLE AMENITIES | TWO PARKING STALLS | MOVE-IN READY | 2 BED/BATH + DEN |**  
Welcome to the Mesa condos in Crystal Shores, where low-maintenance living meets year-round lake access and resort-style amenities. This beautifully updated second-floor end unit offers 908 square feet of thoughtfully designed living space with a bright, open layout and plenty of natural light throughout. This ideal floorplan was created for both privacy and functionality, featuring two spacious bedrooms, two full bathrooms, a den, and in-suite laundry, making it an excellent fit for almost anyone. The kitchen offers ample counter space with loads of cabinetry, a large pantry, sleek black appliances, and a sizable breakfast bar. The open layout allows plenty of room for large living room furniture and a full-sized dining set. A convenient den or flex space nearby makes an ideal home office or reading nook, while the dining and living area flows seamlessly onto a large covered balcony with a gas BBQ hookup, perfect for enjoying a morning coffee or glass of wine. The large primary suite features a walk-through closet, a private 4-piece ensuite, and a large east-facing window. The second bedroom is equally generous and has access to a full bathroom and ample closet space. Additional features include updated lighting, two linen closets, and window coverings throughout. All flooring was replaced in 2023 with luxury vinyl plank, and the home has been very well maintained since, offering a truly move-in-ready experience. This unit comes with two titled parking stalls: one surface stall just steps from the entrance and one heated underground stall that includes an adjacent storage cage. Living at Mesa means enjoying more than just your home, it's a lifestyle. Residents have access to a private fitness centre, hot tub, sauna, games room with a

pool table, and a large social space with a kitchen for hosting gatherings, as well as an on-site car wash bay. As part of the Crystal Shores community, you'll also enjoy exclusive lake privileges with swimming, paddleboarding, beach volleyball, skating in the winter and a community golf course. Perfectly situated on the north side of Okotoks, this location offers quick access to Calgary while providing the peaceful, lakeside atmosphere that makes Crystal Shores one of the most desirable communities in town. Book your private showing today!