



**2313, 92 Crystal Shores Road
Okotoks, Alberta**

MLS # A2281056



\$329,000

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Portable A/C Unit

WEST-FACING THIRD FLOOR 2 BED 2 BATH + DEN/FLEX AREA with lake access in Crystal Shores! One step inside, and you will fall in love with this unit's bright natural light, elegant finishing and warm ambiance. Unit features nearly 870sqft of impeccably maintained space with spacious living room and dining area, kitchen w maple cabinetry and stainless steel appliances, master bedroom with walk-through closet and large three-piece bathroom, and a second bedroom with full bathroom. An additional flex-space is perfect for study or craft room. Did we mention large balcony overlooking quiet courtyard, in-suite laundry, upgraded rounded corners on walls, updated LVP flooring and new paint throughout? UNDERGROUND PARKING with one titled parking stall, one assigned storage unit, plus a dedicated car-wash stall for residents's use. AMENITIES BUILDING is superb with games room, gym, hot tub, sauna, and a large community room with huge lounging area with kitchen. All this, in the sought-after community of Crystal Shores, close to paths, lake, shopping, recreation centre, golf, health centres & more. If you're looking for cozy, comfortable, updated & well kept, and love the idea of lake access in Crystal Shores, then this is THE ONE! RECENT UPDATES approx value \$20K - luxury vinyl flooring, low-flow toilets, stainless steel appliances, and paint throughout. CONDO fees include heat, water, garbage collection, maintenance, amenity building, gym, hot tub and snow clearing.