



**GRASSROOTS**  
REALTY GROUP

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## 28 Crystal Shores Heights Okotoks, Alberta

**MLS # A2281479**



# \$589,900

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan, Shed

\*View cinematic tour in multimedia link\* Welcome to this well-maintained detached family home, ideally located just steps from Crystal Shores Lake in sought-after Okotoks. Set on a quiet street with a strong sense of community, this home offers the lake lifestyle people move here for, at a price point that's becoming harder to find. Residents of Crystal Shores enjoy exclusive access to a private lake and beach, where summer days are spent swimming, kayaking, paddleboarding, fishing, and playing beach volleyball, while winter brings skating and seasonal ice activities. The Beach House also hosts fitness and wellness classes such as yoga, barre, and Zumba, along with social groups, community events, and rentable indoor and outdoor spaces for gatherings, BBQs, and celebrations. Inside, the home features a bright, functional main floor with a cozy living room and gas fireplace, a front den ideal for a home office, and a fully renovated kitchen complete with quartz countertops, stainless steel appliances, a 5-burner gas stove, oversized island with extra storage, and a corner pantry. Upstairs offers a spacious bonus room, two additional bedrooms, a full bathroom, and a comfortable primary retreat with mountain views, walk-in closet, and ensuite. The basement is drywalled and ready for future development or added storage. Recent updates include a high-efficiency two-zone heating system, a newer hot water tank, and long-life 40-year shingles. The west-facing backyard features a large deck, mature trees, a paved lane with room to add a garage, and a dedicated dog run. Close to river pathways, parks, schools, the Okotoks Recreation Centre, local favourites, and with easy north-end access for commuting, this is a rare opportunity to enjoy true lake living in a community people love to call home.

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