



**3403, 92 Crystal Shores Road  
Okotoks, Alberta**

**MLS # A2293466**



**\$325,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Owned, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 496
<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, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome home to your top floor unit in build 3000 at Mesa in Crystal Shores! Enjoy gorgeous sunrises in this east-facing 2 bedroom, 2 bathroom unit. This unit was created with great use of space in mind, complete with a walk-in closet in the primary, eat-in kitchen, and a separate den/flex space that can be used at your leisure! Timeless cabinetry adds coziness to the kitchen space, and the ease of the built-in BBQ line let's you enjoy dinner on your private, covered balcony. Bedrooms and accompanying bathrooms are on opposite sides of the unit allowing for separation of space. Find your titled parking stall with additional storage in the heated, underground parking lot - complete with a car washing station in building 3000! In the summer you get the privilege to enjoy your days with beach access at Crystal Shores Lake, or make use of the Amenities building that is included with your condo fees. Feel free to ditch that gym membership with a fitness room, sauna and hot tub on site - or enjoy playing billiards, games in the game room, or borrow books from the mini library! There's never a shortage of options for you. Book a viewing today with your favourite agent and see why people make a fuss over living at Mesa!