



**311 Crystal Shores View
Okotoks, Alberta**

MLS # A2294700



\$889,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,499 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back Lane, Pie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: Shelving in Furnace Room

WOW! Check this place out: lake privileges, walking distance to four schools, and stunning mountain views. Located in Crystal Shores, this substantially renovated two-storey offers over 3000 square feet of finished living space with a thoughtful layout and updated finishes throughout. Hardwood floors run through the main level, adding warmth and continuity to the open design. As you enter, the living room immediately stands out with its open-to-above ceiling and two storeys of windows that bring in natural light and offers a sunny spot to enjoy the company of friends. The kitchen is designed for both daily living and entertaining, featuring a large island, a corner pantry, and ample cabinetry. The stainless steel appliances feature a French-door fridge with ice and water, LG dishwasher and a dual-fuel, dual-oven gas range. Connected seamlessly to a generous dining area that comfortably accommodates large gatherings while maintaining a sense of openness to the family room. The deck on this level has gas hook-up for four-season barbecuing. The private office on the main floor offers a quiet place to work or study and the attached garage enters into a seriously impressive mudroom with laundry and more amazing storage. Upstairs, four bedrooms provide flexibility for families or guests. The primary suite is positioned to take advantage of the south-facing exposure and includes access to a private balcony where you can take in the stunning mountain view. The additional bedrooms are well-proportioned and share access to a full bathroom, creating a functional upper level that balances space and privacy. The walkout basement is fully finished and extends the living space with a fifth bedroom, a wet bar, a dedicated TV room and workout area. This level offers versatility, whether used for entertaining, accommodating guests, or as a retreat for everyday living.

Outside, the backyard backs directly onto a walking path, creating a natural extension of the indoor space and a sense of openness. The yard has been set up with both usability and enjoyment in mind, featuring a raised garden bed and well-planned landscaping. The setting allows for clear mountain views, adding to the overall appeal without feeling removed from the surrounding community. With its combination of updated interiors, functional layout, and a location that offers both views and access to pathways, this home presents a well-rounded opportunity in one of Okotoks's established neighbourhoods. All of this with gorgeous views and lake access.