



**159 Milligan Drive  
Okotoks, Alberta**

**MLS # A2302254**



**\$699,999**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Storage Shed, Door bell camera, Digital thermostat, Digital pin pads, TV Wall mounts

Welcome to this beautifully maintained 2-storey home in the highly sought-after lake community of Crystal Shores in Okotoks, offering the perfect blend of space, functionality, and lifestyle. With nearly 2,000 sq ft above grade and an additional 800+ sq ft of developed basement space, this home is designed with families in mind. From the moment you step inside, you’ll appreciate the bright and open layout, highlighted by large windows that flood the home with natural light and a warm, inviting living room complete with a cozy fireplace. The kitchen is both spacious and functional, featuring ample cabinetry, a central island with seating, and a seamless connection to the dining area ideal for everyday living and entertaining. Just off the dining space, step out onto the oversized back deck, perfectly set up for both lounging and outdoor dining, making it an extension of your living space in the warmer months, but back inside you will love having central a/c. A convenient main floor laundry room and a well-placed powder room complete this level. Upstairs, you’ll find a generous bonus room that is perfect for a family hangout, movie nights, or a kids’ play space along with three well-sized bedrooms. The primary suite offers a comfortable retreat with a walk-in closet and a 4-piece ensuite featuring a corner soaking tub and separate shower. The fully developed basement adds even more flexibility, with two additional bedrooms, a full bathroom, and a spacious recreation room ideal for guests, teens, or a home office setup. Outside, the backyard offers plenty of space to enjoy, with room for kids, pets, and summer gatherings. Located just steps from an elementary school, directly across from the lake, and only minutes to the recreation centre, this home offers not just a place to live but a lifestyle. Crystal Shores is known for its year-round lake access, friendly

community atmosphere, and unbeatable amenities. This is the kind of home where families can truly settle in and grow. This is one you won't want to miss.