



**12 Crystal Shores Place
Okotoks, Alberta**

MLS # A2302441



\$775,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,388 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Vinyl Windows		
Inclusions:	None		

On the market for the first time. This stunning home is in the highly coveted lake community of Crystal Shores in Okotoks. This residence offers nearly 3,400 square feet of developed space, lake access, and backing onto peaceful greenspace. Upon entering, you will be greeted by soaring 9' ceilings, an expansive floor plan and gorgeous railings! The bright and spacious main level is filled with natural light and features a thoughtfully designed layout. The kitchen is a focal point with solid wood cabinets, a timeless tile backsplash, stainless steel appliances, and a corner pantry for added storage. Adjacent to the kitchen is a sun filled dining room with direct access to your WEST BACKYARD! Enjoy the low maintenance dura deck, no neighbours directly behind you, and MOUNTAIN VIEWS. The expansive living room flows seamlessly into the dining room and kitchen making it ideal for entertaining guests. A stunning custom fireplace adds warmth and character to the living space. A versatile large den at the front of the home can serve multiple purposes such as a formal dinning room, office, children's playroom, or additional living area. The main floor is complete with a half bath tucked away for privacy and a convenient main floor laundry room. Upstairs, the primary suite is a true sanctuary with mountain views and complete privacy. Offering a substantial closet and a spa inspire ensuite consistent of dual sinks, a large soaker tub, and separate shower. You will also find 3 generous sized bedrooms, a well appointed 4 piece main bath, and a bonus room with expansive vaulted ceilings. The bonus room is the perfect space to unwind, enjoy family time and reconnect. The lower level adds even more value and is complete with an additional bedroom, 3piece bath and inviting rec room with a bar. Additional highlights include a double attached

garage, gas line on the deck, and the comforts of air conditioning. This is a rare opportunity to own a well maintained home in one of Okotoks's most desirable communities, walking distance to four schools, and an extensive path system. Enjoy ample space, privacy, and an unbeatable lifestyle! Schedule your showing today or view the virtual tour.