



**210 Crystal Shores Drive
Okotoks, Alberta**

MLS # A2140486



\$1,400,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,030 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lake, Low Maintenance Landscape, Landscaped, Street Lighting, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Doorbell Camera and Security System, Pool Table, Hot Tub, Six Bar Stools, Paddle Boat.

Come and see this amazing home with stunning mountain and lake views! Welcome to one of the finest homes in the most desirable locations in Okotoks! Situated directly on the beautiful Crystal Shores lake, this home has it all. A quad garage, stunning lake and mountain views, and a walk-out basement leading to your very own dock. Upon entry, you will notice a generously sized office complete with French doors. As you continue through the foyer, you'll see your formal dining area and open-concept living room and kitchen with stunning lake views to take in while relaxing with family by the fireplace, cooking or eating. The space has a ton of bright natural light and a feel of luxury through attention to detail; archways, soaring ceilings, crown moulding and thoughtfully located built-ins. The kitchen is a chef's dream! Boasting granite countertops, stainless steel appliances, a breakfast bar, new faucet and a massive walk-through pantry. You can even dine on the deck off the kitchen, or wander down the spiral staircase to the beautiful patio below. On this main level you'll also find a conveniently located powder room and a laundry/mud room located right off the garage. Venture up the grand staircase with wrought iron details to the cozy family room with another fireplace and more gorgeous built-ins. While you are upstairs, you'll see not only the lake views, but also the stunning views of the Rocky Mountains to the west. The primary bedroom features its very own balcony over the lake, a bright walk-in closet, and a huge 5-piece ensuite. Relax in your soaker tub to get that spa feeling at home. With 2 additional bedrooms and a 5-piece bathroom, there is ample room for everyone. This home is perfect for entertaining. The walk-out basement features built-in speakers, a large wet bar, a wood burning fireplace, a space for games, two new HWT's, and even a guest bed and bath.

You can keep the party going outside where you can enjoy a low maintenance, landscaped backyard oasis. This home comes complete with a working hot tub surrounded by your own remote-controlled privacy screen. Here you can gather with friends and family year round and access your dock. Perfect on those upcoming long, hot summer days. This rare lake property is move-in ready with new grass areas in the back yard and realigned stone work. Concrete has been updated recently at the front. The front pad, sidewalk and front step has been sandblasted and a clear coat applied. Immediate possession is available!