



**19 Crystal Shores Road
Okotoks, Alberta**

MLS # A2143710



\$845,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,722 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Reve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Wired for Sound		

Inclusions: NONE

Welcome to your new home , it the beautiful lake community in Crystal Shores. This home is built on a beautiful walk out lot with a walk way beside you and an open park and path way behind, perfect for a growing family. From the moment you pull up you will notice the triple garage and wide driveway, well you are welcomed to the covered front porch the ushers you into this family friendly air conditioned home. The main floor offers a flexible room, that could be a beautiful formal dining room or a second living area, opening on to the bright sunny family room with a gas fireplace, adjoining breakfast area, and the recently renovated kitchen with a huge island , and an abundance of counter space and cabinets, a corner pantry completes the kitchen. A very large mud room/ laundry room , and powder room complete the main floor. Across the entire back of the house is a lovely raised deck to cook and entertain, which also has stairs down to the private back yard. Up the carpeted stairs to the second floor there is the perfect family situation, with a bonus room with vaulted ceilings, a private den, 3 additional bedrooms, a renovated 3 piece bathroom, and a lovely tranquil master suite complete with a 5 piece en suite and a walk in closet. The lower level is the perfect teenager get away with a huge recreation/games room with a fireplace, a bedroom and 4 piece cheater en suite, and a huge utility room with lots of storage. There is also access to a paved patio covered by the upper deck, as well as an interlocking brick area perfect for a fire pit Chrystal shores is a family friendly neighborhood with easy access to trails, playgrounds the lake access, public and french schools, and shopping