



**121 Crystal Shores Grove
Okotoks, Alberta**

MLS # A2145074



\$690,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Hot Tub, Shed

Welcome to 121 Crystal Shores Grove! Incredible Value in this Lake Access community where homes are increasingly difficult to come by. Located on a very quiet street, while backing onto the pathway system in one of Okotoks most desirable communities. This 2 Storey home has undergone a significant amount of updates over the last while. The main floor featuring newer vinyl plank flooring, a bright neutral paint, and all new cabinets, counter tops, tile backsplash with upgraded stainless appliances. The open concept main floor features a generous dining area and also a wonderful living room with built in gas fireplace. The upper level of this home has been slightly modified from the original plan offering a large bonus room that has been closed off and used as another large bedroom. While maintaining the additional 3 bedrooms including the Primary suite with a 4 piece ensuite and walk in closet. The lower level is mostly unfinished and offers the ability to choose your finishing's. All of this situated on a level, fenced and landscaped lot, which features a new large deck, hot tub, firepit, and even a great dog run. You will love to entertain in this back yard. Mechanically this home has been very well upgraded with a new furnace, new central A/C, as well as newer roof shingles. Value really can't be beat with this home, come and check it out for yourself.