

## 8 Crystal Shores Heights Okotoks, Alberta

MLS # A2157086



# \$549,900

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** None

LAKE ACCESS ON A QUIET FAMILY FRIENDLY STREET! Welcoming 3 BEDROOM home is a rare opportunity to buy into the exclusive Crystal Shores Lake Community at an affordable price. Steps from a new K-9 Elementary School! New siding, roof, fascia, soffit, fascia, gutters and down spouts...all replaced in the past 7 years! Well-appointed main floor offers generous living room and 2 separate dining areas. Bright spacious kitchen is bathed in natural light and opens onto sunny west-facing deck with a beautifully landscaped backyard. Enjoy drinks and some sun on the deck after dinner or relax on the stone patio lounge area at far end of the yard...the choice is yours. Upper floor offers 3 bedrooms including large master bedroom with a lavish ensuite. Ensuite features corner soaker tub, separate shower, large vanity and walk-in closet. Upper floor laundry facilities rounds out convenient floor plan. Undeveloped basement ready for your ideas and ample space available for garage development. Don't miss your chance! The lake access offers a beautiful beach with paddle boats and water toys available. It also features a beach house available to rent for those special occasions. There are skating rinks and skating paths in the winter for that year round entertainment. Lake access is restricted and available only to Crystal Shore residents.