

3 Crystal Shores Heights Okotoks, Alberta

MLS # A2164269



\$579,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Window Coverings, Rear Shed, Basement Fridge.

Open House on Saturday, September 21, 12pm - 3pm Welcome to this spacious family home in Okotoks only lake community! Enjoy lake access and all the amenities that come with it. This beautifully updated home offers 4 bedrooms and 2.5 baths, perfect for a growing family. The bright, open living room features a bay window, filling the space with natural light. The kitchen boasts a large island, peninsula seating, corner pantry, and oak cabinetry with classy dark countertops, complemented by newer stainless steel appliances. Recent upgrades include new LVP flooring installed in April 2024, as well as re-faced cabinets for a modern touch. Cozy up in the family room next to the gas fireplace with a white mantle. Upstairs, the primary bedroom includes a walk-in closet and a full ensuite with a soaker tub and separate shower. The home also features a newly built oversized 24'x24' garage (2023), providing ample space for parking and storage. Additional updates include a new roof, siding, soffit, and eaves (2017), new furnace and AC in 2022, and a new dishwasher in 2023. The unspoiled basement is roughed-in for future development and offers great potential. Located in a family-friendly community with lots of walking and biking paths, this home is close to top-rated schools and amenities. The HOA fee provides access to the lake house, including exclusive swimming and skating privileges. Including basement fridge, shed in rear yard, window coverings (including curtain rods and drapes). Not included: Pool table. Don't miss the chance to make this amazing home your own!