

100 Crystal Shores Cove Okotoks, Alberta

MLS # A2223047

\$415,000

Division:	Crystal Shores		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,326 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Pantry, Walk-In Closet(s)

Water: -**Sewer:** -**Condo Fee:** \$ 454**LLD:** -**Zoning:** NC**Utilities:** -**Inclusions:** N/A

Welcome to one of the best-kept secrets in Okotoks—this bright and beautifully laid-out 3-bedroom, south-end unit in the sought-after lake community of Crystal Shores. With over 1,300 sq. ft. of sunny living space, you’ll love every corner of this cheerful and functional home. On the lower main floor, you’re greeted by an oversized country-style kitchen with soaring vaulted ceilings, loads of counter space, and a dining nook—perfect for family breakfasts or entertaining friends. Head upstairs to the sunny living room, complete with a cozy gas fireplace. A 2-piece bathroom completes this level. Up one more level, you’ll find 3 generous bedrooms, including a primary suite with a walk-in closet, and a private 3-piece ensuite. There’s also a full 4-piece bathroom for the rest of the family. Other perks? How about an attached single garage, a huge deck overlooking the 8th hole of Crystal Ridge Golf Course, and easy access to visitor parking just steps away. Let’s not forget—lake privileges are included!