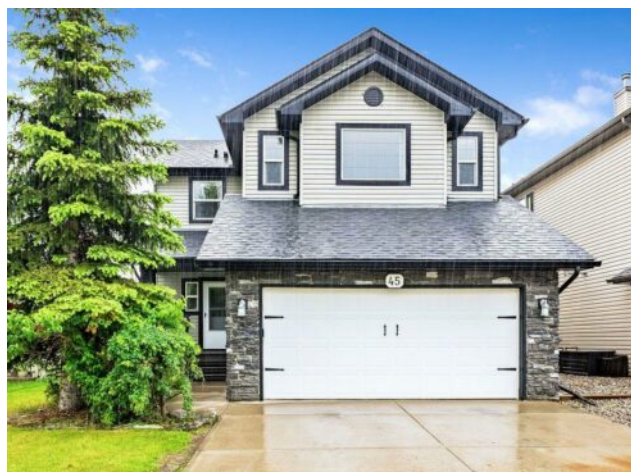


45 Crystal Shores Road
Okotoks, Alberta

MLS # A2224973



\$669,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lake, Rectangular Lot		

Heating: Forced Air

Floors: Cork, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Curtains/Drapes, Hot Tub

Looking for LAKE ACCESS & SOUTH YARD? This beautifully updated Crystal Shores home is ready for quick possession. Step inside and fall in love with the natural light from morning til night, the gleaming hardwood throughout, and fresh paint. MAIN FLOOR features large living room with fire place, spacious kitchen with island, and dining nook overlooking back yard. UPPER FLOOR features bonus room, primary bedroom with walk-in closet and ensuite bathroom, two additional bedroom with full bathroom, and laundry room. BASEMENT is undeveloped, and ready for whatever you need! SOUTH BACK YARD is private, fully fenced, and offers large deck off of kitchen area. The COMMUNITY of Crystal Shores is one of the most desired neighbourhoods in Okotoks, with superb schools, interconnected pathways and parks, and a private members-only lake for year round recreation (think swimming, boating, fishing, skating, ice-hockey & more). All this, just 15 minutes from Calgary and easy driving distance to Kananaskis. If you're looking for a beautiful home in great community under \$670K, then this is the one!