

**43 Crystal Shores Road
Okotoks, Alberta**

MLS # A2227645



\$679,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: heater in the garage, EV charger in garage

Located in the sought-after lake community of Crystal Shores, this beautifully maintained and thoughtfully updated home offers 2,500 sq ft of total developed living space. From its charming curb appeal to its backyard oasis, this home delivers style, function, and access to one of Okotoks' most family-friendly and safe neighbourhoods. The main floor features a bright, open-concept layout anchored by a warm and welcoming living room with a gas fireplace and custom mantle. The country-chic kitchen is a standout, complete with granite countertops, a large central island with a stainless steel farmhouse sink, and generous cabinet space. The adjoining dining area is highlighted by stylish pendant lighting and room for a full-sized family table—ideal for gatherings big and small. Upstairs, you'll find three bedrooms including a spacious primary suite with a walk-in closet featuring a custom organizer, plus a 4-piece ensuite with a deep soaker tub and separate shower. A large bonus room adds flexibility for a play area, media room, or home office. The fully finished basement extends the living space with two additional bedrooms, a 3-piece bathroom, and a versatile play zone perfect for kids. One of the home's standout features is the garage—fully insulated, heated, and finished to feel like an extension of the home. It's the ultimate space for active families or sports enthusiasts, and it even includes an EV charging port. Outside, the south-facing backyard has been lovingly maintained with lush green grass, a spacious deck, and a charming cobblestone sitting area—perfect for relaxing or entertaining all summer long. As a homeowner in Crystal Shores, you'll enjoy exclusive access to the lake, along with the added convenience of nearby community amenities including a recreation centre with a pool, local sports fields, and great

schools. Plus, Costco and a growing selection of shops and services are just a 5-minute drive away—offering everyday ease in a welcoming and vibrant location.