



Class: Detached
County: Foothills County
Type: House
Levels: Two
Year Built: 2004
LINC#: [0029675544](#)
Arch Style: 2 Storey
Possession: 60 Days / Neg
Lot Dim:
Front Length: 14.13M 46` 4"
Legal Desc: 0214128/13/12
Legal Pln: 0214128 **Blk:** 13 **Lot:** 12 **Condo:** No
Area: Okotoks
Zone:
Community: Crystal Shores
Ttl Beds: 4
F/H Bth: 3/1
LP/SF: \$221.91
Suite: No
Lot Size: 5098 SqFt
Lot Depth:
Land Use: R-1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Restrictive Covenant-Building Design/Size, Utility Right Of Way
Tax Amt/Yr: \$4,287.00/2020

Public Remarks: COME VIEW THE 3D TOUR AND EXTRA PHOTOS - Click the Multimedia/Virtual Tour Button! Fabulous curb appeal with this fully finished two storey walkout home in Okotoks' only LAKE COMMUNITY, backing to green space/walking paths & just a short walk to Dr Morris Gibson elementary & to the Beach House! Quality stucco & stone exterior & the shingles & garage door have been replaced in recent years. Grand entrance leads to a main floor flex room and on to a massive living room with a cozy gas fireplace. The kitchen has masses of countertop space, a raised breakfast bar & upgraded appliances, as well as a walk through pantry. The dining area would accommodate a large dining set. Step out to your composite board main level deck and enjoy the views of your yard and the green space beyond. A spacious laundry/mud room & a half bath complete this level. Upstairs, you'll love the large bonus room with its doors out to a deck where you can sit in private and watch the world go by whilst you enjoy the warm westerly aspect. The master bedroom is huge and features a walk in closet and a stunning, renovated 5 pc en-suite to luxuriate in! The family bath has also been similarly renovated and is shared by the generously proportioned second and third bedrooms. The walkout basement features an excellent family room area, a huge recreation room, a large and bright fourth bedroom, an upgraded basement bathroom and plenty of storage in the utility room. From this level, step out to your large, exposed aggregate patio and watch the kids play in the landscaped yard. The garage is 22ft x 22ft and has sturdy built in shelving. Immaculate condition throughout. Superb value here. Make it yours!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 109	Mtr2	1,169	SqFt
EnSt Bth:	1	0	2	0	0	Rms Abv: 7	Upper: 117	Mtr2	1,264	SqFt
	0	0	0	1	0		Blw Grade: 81	Mtr2	867	SqFt
Garage Dim:	22` 0" x 22` 0"						Total AG: 226	Mtr2	2,433	SqFt

Property Information

Basement: Finished, Walk-Out
Heating: Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Other
Roof Type: Asphalt Shingle
Reports: Chattel/Equipment
Parking: Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized **Total:** 4
Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Comm Feature: Fishing, Golf, Lake, Park, Schools Nearby, Playground, Shopping Nearby
Lot Features: Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped
HOA: \$262.50/Annually
HOA Include: Lake Access
Appliances: Dishwasher, Dryer, Electric Oven, Freezer, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Other Equip: List Available, Garage Door Opener
Goods Exclude: Contact listing agent for full list of included and excluded items.
Utilities: Cable Available, Cable Internet Access, Electricity Available, Natural Gas Available, Fiber Optics at Lot Line, Phone Available, Sewer Available, Water Available
Assoc Amen: Beach Access, Boating, Clubhouse

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
4pc Bathroom	BSMT	8` 0" x 4` 11"	Bedrm	BSMT	15` 1" x 12` 4"
Game	BSMT	19` 4" x 16` 11"	Family	BSMT	15` 10" x 14` 11"
4pc Bathroom	Upper	8` 0" x 4` 11"	5pc Ensuite bath	Upper	14` 5" x 8` 11"
Bedrm	Upper	12` 5" x 9` 7"	Bedrm	Upper	12` 5" x 10` 5"
Mstr Bed	Upper	15` 11" x 12` 11"	Bonus	Upper	18` 6" x 15` 3"
2pc Bathroom	Main	8` 1" x 4` 11"	Mud Rm	Main	13` 3" x 7` 10"
Living	Main	16` 11" x 14` 2"	Bkft Nook	Main	12` 11" x 8` 0"
Kitchen	Main	14` 8" x 12` 9"	Den	Main	10` 4" x 9` 5"