



**210 Crystal Shores Drive
Okotoks, Alberta**

MLS # A2305970



\$1,636,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,979 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lake, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Pool table, hot tub

OPEN HOUSE Saturday May 2 from 12–2 PM. Set along the lake in Crystal Shores, this fully finished walk-out home offers a more elevated take on waterfront living, with 4 bedrooms, 3.5 bathrooms, a heated quad garage, and private dock access. The main level unfolds in a bright, open-concept layout oriented to the views, where the windows frame the lake and mountains and the kitchen anchors the space with granite countertops, stainless steel appliances, a large island, walk-through pantry, and recently updated dishwasher. The main floor also includes a den or office with double French doors, and additional flex space that could be a dining room, reading nook, or second office, and this level is rounded out by main floor laundry and a functional mudroom. Recent improvements, including fresh paint, new blinds, and updated lighting, contribute to a clean, cohesive feel throughout. Upstairs, a bonus room with fireplace provides a comfortable retreat, while the primary suite is quietly positioned to take full advantage of the setting, complete with a walk-in closet, 5-piece ensuite, and private balcony overlooking the water and mountains. The two additional bedrooms are both spacious, and a full bath rounds out the upper level. The walk-out basement is well suited to entertaining, featuring a wet bar with sink and mini fridge, a wood-burning fireplace, games area with pool table included, a fourth bedroom, and full bathroom. With three fireplaces in total, along with two high-efficiency furnaces and two hot water tanks, the home balances comfort with practicality. Outdoor spaces are thoughtfully finished with a large upper deck, paver stone patio, underground sprinklers, and a lake-facing hot tub with motorized privacy screens, all set within a low-maintenance yard that connects directly to the dock and shoreline.