



**56 Crystal Shores Place
Okotoks, Alberta**

MLS # A2306869



\$515,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: N/A

This home requires repairs, paint, floor coverings, and other updates, making it an excellent opportunity for renovators, investors, or buyers looking to add value. Welcome to Crystal Shores, Okotoks's only lake community. Situated on a quiet cul-de-sac, the home offers a functional and family-friendly layout. The spacious kitchen features a large centre island, corner pantry, and opens to the bright family room with a cozy corner gas fireplace. Upstairs you'll find three generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite. The basement offers future development potential. Enjoy the large backyard and a location just steps from the lake, parks, schools, and walking paths.