



**3407, 92 Crystal Shores Road
Okotoks, Alberta**

MLS # A2313397



\$324,900

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome home to the highly sought-after Mesa complex in Crystal Shores! This beautifully maintained top-floor 2 bedroom, 2 bathroom condo offers an exceptional combination of comfort, functionality, and lifestyle — complete with TWO titled parking stalls, one heated underground and one outdoor. Perfectly positioned in Building 3000, this quiet and peaceful east-facing unit enjoys gorgeous sunrise and mountain views from the large covered balcony overlooking open green space behind the complex. Complete with a built-in BBQ gas line, it’s the perfect place to relax and unwind. Inside, the thoughtfully designed layout offers ideal separation between the bedrooms, making it perfect for guests, roommates, or working from home. The spacious primary retreat features a walk-through closet and private 4-piece ensuite, while the second bedroom is located on the opposite side beside another full 3-piece bathroom. The kitchen is warm and inviting with timeless maple cabinetry, granite countertops throughout, tile flooring, tile backsplash, and newer stainless steel appliances including fridge, dishwasher, and microwave. Freshly cleaned carpets and pride of ownership throughout make this unit truly move-in ready. Additional features include 9 ft ceilings, a cozy corner fireplace, in-suite laundry, underground storage conveniently located directly in front of the parking stall, and access to the heated underground parkade car wash. Mesa residents enjoy outstanding amenities included in the condo fees, including a fully equipped fitness centre, hot tub, steam rooms, sauna, games room with pool tables and shuffleboard, library, and social spaces. Even better, ownership includes year-round access to Crystal Shores Lake where you can enjoy summer beach days, paddleboarding, skating, and countless outdoor activities. Located close to shopping,

restaurants, walking paths, recreation, and all the conveniences Okotoks has to offer, this is an incredible opportunity to enjoy peaceful condo living in one of the area's most desirable communities. Don't miss your chance to own this exceptional top-floor unit in Mesa at Crystal Shores!