



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**393 Banister Drive  
Okotoks, Alberta**

**MLS # A2313699**



**\$1,000,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,603 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Garages built in shelving, TV wall mounts, Outdoor built in BBQ (Fridge as is)		

HOME SWEET HOME! Experience elevated LAKESIDE LIVING in this spectacular FORMER SHOW HOME OFFERING OVER \$100K IN UPGRADES in sought-after Crystal Shores in Okotoks. Steps to the lake, beach house, schools and everyday amenities, this impeccably maintained home offers over 2,600 SQFT of luxurious living space above grade, an incredible fully finished basement and an outdoor oasis designed for unforgettable entertaining. From the moment you arrive, the stunning stucco and stone exterior, extended stamped and exposed, new burgundy stone driveway and an oversized heated garage with epoxy flooring and built-in cabinets create exceptional curb appeal. Inside, the grand open-to-above foyer with soaring ceilings makes an unforgettable first impression, setting the tone for the elegant finishes and custom craftsmanship found throughout the home. The bright and airy main floor features a sophisticated formal living room with vaulted ceilings, a stunning dining area and an inviting family room highlighted by massive windows, dramatic cathedral and coffered ceilings, custom built-ins and a breathtaking floor-to-ceiling stone fireplace. The chef-inspired kitchen is truly the heart of the home, showcasing beautiful two-tone cabinetry, quartz countertops, a massive island with beverage fridge and built-in microwave, high-end stainless steel appliances, a gas range with custom tiled surround, corner pantry and an abundance of storage. The sun-drenched breakfast nook overlooks the beautifully landscaped backyard and seamlessly connects indoor and outdoor living. A private main floor office, functional mudroom with built-ins, laundry room and tucked-away powder room complete the main level. Upstairs, the elegant curved staircase leads to the luxurious primary retreat through French doors, where you'll find oversized windows, a

spacious walk-in closet and a spa-inspired ensuite featuring dual vanities, a deep soaker tub and a beautifully renovated tiled shower with glass enclosure and bench seating. Two additional generous sized bedrooms are connected by a stunning Jack-and-Jill bathroom with dual sinks and upgraded walk-in shower. The fully finished basement offers even more incredible living space with a large family/games room complete with a cozy gas fireplace, two additional bedrooms and another full bathroom. Enjoy summer evenings on the new, large composite deck, lower new concrete patio or around the fire table, all surrounded by mature trees and meticulous landscaping for added privacy. The incredible outdoor kitchen features a built-in BBQ, smoker, beverage fridge and stone sit-up bar. UPGRADES include a new 50G hot water tank, 2 recently serviced central air conditioners, underground sprinklers, shingles, blinds, custom shutters, wainscoting, new back walkway with gutters and a drinking water system. This DREAM HOME offers the perfect blend of luxury, comfort and an unbeatable location just steps from the lake. MUST VIEW, book your private tour today!