



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**78 Crystal Shores Heights
Okotoks, Alberta**

MLS # A2318337



\$597,777

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Mid Efficiency, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: TN

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Smoking Home, Recessed Lighting, Suspended Ceiling, Walk-In Closet(s)

Inclusions: N/A

REALTORS PLEASE READ MEMBERS REMARKS IMPORTANT INFORMATION FOR YOU Welcome to an exceptional opportunity in the highly sought-after lake community of Crystal Shores — where homes under \$600K are incredibly rare and lifestyle is everything. This beautifully updated home offers over 2,000 sq ft of developed living space, featuring 4 bedrooms, 3.5 bathrooms, and a fully finished basement designed for modern family living. From the moment you step inside, you'll appreciate the care and upgrades that make this home truly move-in ready. Recent improvements include new siding and shingles (2018), high-end appliances (2025), luxury vinyl plank flooring, fresh interior paint, and fully renovated bathrooms, creating a clean, contemporary feel throughout. The inviting main floor features a cozy fireplace, open living spaces, and seamless access to the backyard — perfect for both everyday living and entertaining. Step outside to enjoy a private, fully fenced and landscaped yard, complete with a spacious deck ideal for summer evenings and gatherings. But what truly sets this property apart is the exclusive access to Crystal Shores Lake — offering year-round enjoyment including swimming, kayaking, paddleboarding, and winter skating. This is more than a home — it's a lifestyle that few communities in Okotoks can offer. With only a handful of properties currently available in Crystal Shores, and this being the only opportunity in this price range, this is your chance to secure a home in one of Okotoks's most desirable communities. Lifestyle. Location. Opportunity. Don't miss it. Buyer incentive available — Seller will provide a \$3,000 credit upon closing to be used toward closing costs or future upgrades. With limited inventory in Crystal Shores, this is an exceptional opportunity to secure a

home in this sought-after lake community.