



**12 Crystal Shores Cove  
Okotoks, Alberta**

**MLS # A2319406**



**\$399,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 12 Crystal Shores Cove, a fully finished 4-level split townhome in Okotoks' beautiful and sought-after private lake access community! This home is overflowing with natural light. Generous windows carry the sun through every room. New custom-cut window coverings throughout add the perfect finishing touch. Walk into a wide, welcoming entry. Up a level, the kitchen and dining area give you plenty of room to cook and host. The living room sits on the next floor with a modern corner gas fireplace to take the edge off Alberta winters. The upper level features 2 PRIMARY bedrooms, each with its own walk-in closet and 4-piece ensuite. You'll also find a versatile loft here, ideal for extra storage or a home office. The west-facing views of the Rocky Mountains from this level are an added bonus. The finished lower level offers lots of flexibility, ready to serve as a third bedroom, additional living area, or a cozy movie room, whatever suits your needs. The single attached garage and driveway provide plenty of parking. Out back, the deck enjoys one of the best positions in the entire complex, backing onto green space and walking paths, perfect for soaking up the afternoon sun. Slip on your flip flops or grab your skates and stroll down to the nearby lake for even more outdoor living. You're close to schools, shopping, golfing, bus stop, walking paths and the recreation complex, with a convenient north location for early-morning commuters. Homes like this have a way of finding their people fast. Book your private showing and see if it feels like yours.