



**4 Crystal Shores Landing
Okotoks, Alberta**

MLS # A2321166



\$1,600,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,745 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lake, Landscaped, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement Wet Bar Appliances, Door Bell Camera, Garage Built-In Cabinets/Shelves, Alarm System (VideoCameras and all Equipment), Shelves attached to Wall(s), Light Fixtures

WELCOME TO ONE OF CRYSTAL SHORES' MOST EXCEPTIONAL LAKEFRONT OPPORTUNITIES. Perfectly positioned on a quiet cul-de-sac, this beautifully maintained walkout bungalow sits on a wide pie-shaped lot with private lake access, panoramic Rocky Mountain views, and over 3,300sqft of developed living space. Offering a setting that is rarely available, this is a home where the location truly takes centre stage. Designed to embrace its spectacular surroundings, the home is filled with natural light from expansive east and west-facing windows, while the full-width covered deck with automated screens creates an incredible outdoor living space for morning coffee, summer entertaining, or simply enjoying breathtaking sunsets over the mountains. The beautifully landscaped yard features a huge patio, space for hot tub, private dock for fishing and lake toys, and a beautiful wide back yard. Inside, the warm and inviting main floor offers timeless comfort with hardwood flooring, a spacious great room, and a well-appointed kitchen featuring granite countertops, stainless steel appliances, and generous workspace. The primary retreat enjoys peaceful lake views and features a walk-in closet and a five-piece ensuite, while a second main-floor bedroom provides flexibility as a guest room or home office. The fully developed walkout lower level offers two additional bedrooms with walk-in closets, a four-piece bathroom, a large recreation area, wet bar, Murphy bed, and abundant storage—ideal for entertaining family and friends or accommodating extended guests. Lakefront bungalows on premium lots with panoramic mountain views and oversized heated triple attached garage are exceptionally rare. Whether you choose to enjoy this lovingly maintained home exactly as it is or personalize it over time, the opportunity to own a setting like this is truly one that seldom

comes along. UPDATES IN LAST FEW YEARS \$150K - landscaping (patio, fence, trees \$60K), balcony & electric screens (\$40K), windows & doors (\$28K), furnace and hot water tank (\$10K), AC (\$6K), water softener and RO (\$6K).