



GRASSROOTS
REALTY GROUP

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**3315, 92 Crystal Shores Road
Okotoks, Alberta**

MLS # A2322020



\$319,800

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Hot Water, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Elevator, Recreation Facilities, Sauna, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 521

LLD: -

Zoning: NC

Utilities: -

Inclusions: None.

This beautifully maintained 2-bedroom, 2-bathroom condo in the desirable MESA complex offers the rare convenience of 2 parking stalls and exclusive access to Crystal Shores Lake, just minutes away. Recently refreshed throughout, the entire interior has been professionally repainted, including all doors, baseboards, window casings, and door casings, giving the home a clean, modern feel. The location of this unit within the complex is particularly appealing, as it does not back onto a busy road or ongoing construction, providing added privacy and tranquility. Meticulously cared for and thoroughly inspected from top to bottom, this is truly a move-in-ready home where all you need to do is unpack and enjoy. The functional floor plan features a spacious primary bedroom with a walk-through closet and well-appointed ensuite, a generous second bedroom, a large laundry and storage room, and an efficient kitchen that opens to the main living area. Residents of the MESA complex enjoy outstanding amenities including a hot tub, sauna, exercise equipment, pool tables, and a comfortable lounge and gathering area. Crystal Shores Lake access provides an exceptional four-season lifestyle with a sandy beach, pristine lake waters, paddle boats, canoes, a playground, and private gathering spaces that are ideal for birthday parties and other social events. If you're considering condo living in Okotoks, this exceptional property deserves a spot at the top of your viewing list.