



GRASSROOTS
REALTY GROUP

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**246 Crystal Shores Drive
Okotoks, Alberta**

MLS # A2322355



\$1,600,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,777 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Side, Heated Gar		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Front Yard, Lake, Landscaped, L		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Asphalt, Stucco

Zoning: TN

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: TV in living room with credenza, built in ovens (2), projector and screen

Spacious, move-in-ready bungalow offering 1776.75 sq ft above ground backing directly onto Crystal Shores Lake with your own private dock! Pride of ownership is evident from the moment you arrive, featuring outstanding curb appeal, a heated triple attached garage, and a welcoming entrance. Inside, you'll find rich dark-stained ash hardwood flooring, crown mouldings, skylights, soaring 10-foot ceilings, and a comfortable sitting room highlighted by a coffered ceiling. The functional laundry/mudroom combination offers a sink, ample counter space, and additional storage. The bright, spacious kitchen has been beautifully updated with new quartz countertops and features double wall ovens, a gas cooktop, high-end stainless-steel appliances, a large island with sink, and a built-in wine rack. The open-concept kitchen, dining, and living areas are designed to maximize the spectacular lake views, mountain glimpses, and breathtaking sunsets through expansive windows. Step outside to the huge covered upper deck and enjoy the same incredible scenery. The living room is anchored by a cozy corner gas fireplace. The luxurious primary retreat offers plush carpeting, private access to the upper deck, stunning lake views, a walk-in closet with custom shelving and built-in dresser, and a spa-inspired 5-piece ensuite with dual vanities, a standalone shower, and a relaxing soaker tub. A second bedroom or home office completes the main level. The fully developed walkout basement provides over 1,555 sq. ft. of additional living and entertainment space, featuring in-floor heating, two additional bedrooms, a gas fireplace, wet bar, beautiful wood wainscoting, custom built-ins, and a wine closet capable of storing up to 128 bottles. Step outside to the lower patio, relax in the lakeside gazebo around the fire, or head down to your private dock for boating, paddling, or simply enjoying the

waterfront lifestyle. Beautiful flower beds and professionally maintained landscaping enhance the outdoor experience. Additional features include central air conditioning, a heated triple garage with epoxy flooring, work bench with sink, sprinkler system, and one of the finest lakefront settings in Crystal Shores. This exceptional property offers the perfect blend of luxury, comfort, and year-round recreation—a true staycation at home.