



GRASSROOTS
REALTY GROUP

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4308, 92 Crystal Shores Road
Okotoks, Alberta

MLS # A2329393



\$299,900

Division:	Crystal Shores		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

WELCOME TO THIS BEAUTIFULLY RENOVATED CONDO located in the highly sought-after LAKE COMMUNITY OF CRYSTAL SHORES with open GREEN space VIEWS off your balcony!! This incredible 1 BEDROOM + DEN home has been RENOVATED to an exceptional standard and is 100% MOVE-IN READY!! Simply unpack your boxes, sit down, put your feet up and enjoy—EVERYTHING HAS BEEN DONE FOR YOU! From the moment you walk through the door, you'll appreciate the bright open-concept design highlighted by 9-FOOT CEILINGS, beautiful wide-plank flooring, fresh paint, updated lighting, modern window coverings and stunning QUARTZ countertops throughout. Every renovation has been thoughtfully completed, creating a stylish home that truly shows like new. The gorgeous kitchen is sure to impress with beautiful custom cabinetry, NEW BLACK STAINLESS STEEL APPLIANCES, quartz countertops and a spacious peninsula with breakfast bar seating that overlooks the dining and living areas! This is the perfect place to entertain all of your family and friends. Step outside onto your private covered balcony complete with a GAS BBQ HOOKUP and enjoy the OPEN, UNOBSTRUCTED VIEWS—the perfect place to relax with your morning coffee or unwind after a busy day while taking in the peaceful surroundings. The spacious den offers incredible flexibility and is ideal for a home office, study space or reading nook. The generous primary bedroom is highlighted by a beautiful designer feature wall and custom walk-through closets leading to the beautifully updated 4-piece bathroom featuring quartz countertops and stylish finishes. In-suite laundry, TITLED UNDERGROUND PARKING and a large underground storage unit complete this fantastic home. The amenities at Mesa are second to

none! Enjoy access to a fully equipped fitness centre, hot tub, steam room, games room with pool table and a party room for entertaining guests. Best of all, you'll enjoy YEAR-ROUND LAKE ACCESS to Crystal Shores lake where you can spend your summers swimming, kayaking and relaxing on the beach, while winter brings skating and endless outdoor fun. The lake also offers a clubhouse, fire pits, picnic areas, playground and beautiful walking paths. RENOVATED to an EXCEPTIONAL STANDARD, featuring OPEN VIEWS and located in one of Okotoks' most SOUGHT-AFTER COMMUNITIES, this home is truly TURN-KEY. Just move in, put your feet up and enjoy because this one is READY TO GO!!