



GRASSROOTS
REALTY GROUP

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7 Crystal Shores Heights Okotoks, Alberta

MLS # A2331872



\$564,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: **furniture negotiable**

Welcome to 7 Crystal Shores Heights, a unique, bright and well-designed 3-bedroom, 2.5-bathroom home with a detached double garage, located in Okotoks's popular lake community of Crystal Shores. The main floor opens with a spacious front entrance and flows into an open kitchen, dining and living area. The kitchen features dark cabinetry, stainless steel appliances, a corner pantry and a generous peninsula with plenty of prep and gathering space. The adjoining dining area provides direct access to the rear deck, while the living room is warmed by a gas fireplace and large windows. A combined two-piece bathroom and main-floor laundry add everyday convenience. Upstairs, the primary bedroom includes a private four-piece ensuite and walk-in closet. Two additional bedrooms and another four-piece bathroom complete the upper level, making this a comfortable layout for families. The unfinished basement offers excellent future development potential, with an open layout ready to be finished to suit your needs. Potential access to the basement from the backyard has been started. Outside, enjoy the rear deck, fenced yard and a 23'2" x 21'4" detached garage with lane access. Due to the size of the garage door, this garage is ideal for a family for bike and toy storage and one vehicle. With lake access, nearby parks, pathways, schools and shopping, this is a great opportunity to settle into one of Okotoks's most established family-friendly communities.