



GRASSROOTS
REALTY GROUP

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106 Crystal Shores Manor Okotoks, Alberta

MLS # A2341200



\$699,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Come check this beauty out! Welcome to 106 Crystal Shores Manor! With over 2,400 square feet of living space, 4 total bedrooms, 3 full bathrooms and 1 half bathroom, this is a home with room for REAL life, busy mornings, big dinners, kids, guests, laundry piles and everything in between! Recently refreshed with fresh paint, updated lighting and new laminate flooring throughout the upper and lower levels, this home feels bright, current and ready to enjoy. The main floor features beautiful hardwood and a layout with fantastic flow. The traditional living room is currently being used as an oversized dining room and honestly, it's a great idea! There's plenty of room to gather everyone around the table, while the kitchen offers stainless steel appliances, granite countertops, bar style island, ample cabinetry and an easy connection to the rest of the main living space. Upstairs, you'll find three bedrooms, beautifully updated bathrooms with new quartz countertops, a large open bonus room with big windows, and conveniently located upper-floor laundry. The finished lower level adds even more space, with a private fourth bedroom on one side and a generous rec room on the other, perfect for giving everyone a little room to spread out. Outside, the private backyard is a little retreat of its own, offering plenty of privacy and a large, low-maintenance deck that leaves more time for enjoying summer and less time staining boards. And when you feel like venturing beyond the backyard, Crystal Shores Lake offers year-round fun with beach days, swimming and summer afternoons, followed by skating and winter adventures when the seasons change. With plenty of space, smart and thoughtful updates throughout, a private yard, quick access in and out of the community, and the opportunity to enjoy the Crystal Shores lifestyle at a price under \$700,000, this beautiful

home checks a lot of boxes. Come see it at the Open House or book a private showing with your favourite REALTOR®; before it's gone!