



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

247 Crystal Shores Drive
Okotoks, Alberta

MLS # A2348514



\$914,900

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Gas BBQ, Hot Tub + Supplies, Bar Stools (Kitchen), Springfree Trampoline

Unpack the boxes. Pour something cold. Grab your towel. The lake is waiting, right across the street, the walking path is just beyond your backyard, and the best of the Crystal Shores lifestyle begins the moment you step outside. This beautifully updated, fully developed home offers something increasingly hard to find: an established lake community, a mature landscaped yard and a home where the big ticket items have already been taken care of. Move in, unpack and start enjoying it. Inside, the home is warm, bright and thoughtfully designed for everyday living. Generous gathering spaces create an easy flow for family life and entertaining, while the updated kitchen sits comfortably at the heart of the home. Upstairs, well appointed bedrooms plus a HUGE primary suite provide space to retreat, and the fully finished basement gives you even more room to spread out, entertain or create a space entirely your own. But this home really comes alive outside. Gather with friends on the deck, fire up the GAS barbecue, unwind in the HOT TUB, or simply enjoy the privacy created by mature landscaping. With the walking path directly behind the property, evening strolls, bike rides and neighborhood adventures are literally out your back door. And then there is the lake. Crystal Shores Lake is right across the street. Think spontaneous summer afternoons at the beach, paddleboards and swimming, kids heading to the water, and those warm evenings when going to the lake doesn't require packing the car because you're already there. It is the kind of location that changes how you live. With significant big ticket updates already completed, a finished basement, established landscaping and outdoor spaces ready for entertaining, you can skip the renovation list and get straight to living.

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