



GRASSROOTS
REALTY GROUP

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**34 Crystal Shores Cove
Okotoks, Alberta**

MLS # A2351921



\$424,900

Division:	Crystal Shores		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,367 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions:	N/A
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Get ready to love life in Crystal Shores! This inviting home makes smart use of every space, with soaring ceilings and a cozy gas fireplace that make the living room a favourite place to unwind. The well-equipped modern and updated kitchen is ready for everything from quick breakfasts to family feasts. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and ensuite, plus a second bedroom, a flexible bonus room, and a full four-piece bath. Need a little extra room? The lower level has potential for a third bedroom, a home office, or another comfy hangout space. Skip the winter chill with the attached one-car garage, then head out to the generous deck for sunny afternoons and BBQs—the gas hookup makes grilling easy. Just beyond, a peaceful walking trail adds a lovely natural touch. Then walk on over to the the Beach House to jump in the lake or catch some fish or tie on some skates for a quick game of pond hockey. Come see what makes Crystal Shores so special. You'll feel right at home here! New flooring throughout, New Kitchen, Paint etc. As a bonus the seller has completed a home inspection ask your favourite realtor for a copy!