

65 Crystal Shores Crescent  
Okotoks, Alberta

MLS # A2170592



**\$689,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, L		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

Beautifully presented 3 bedroom + bonus room in the much sought after lake community of Crystal Shores. This beautiful home has had many recent updates/upgrades including new furnace, hot water tank, stove, dishwasher, washer and dryer. As you step into the home you are wowed by the lovely luxury vinyl plank flooring and the abundance of natural light. There is a useful main floor office/flex room - great for anyone working from home! Relax in the spacious living room and put your feet up in front of the fireplace, perfect place to relax after a long day at work. The updated kitchen is stunning and features a large island with eating space, quartz counters, stainless steel appliances, gorgeous backsplash and a corner pantry. Entertain in the dining area or step out onto the huge deck for a BBQ. Completing this main level is a half bath. Upstairs is a huge bonus room with mountain views and 3 spacious bedrooms. The primary bedrooms features a 4 piece ensuite and a walk in closet. A 4 piece family bathroom completes this level. The partially finished basement is framed and some electrical has been installed. Its layout is for a large family/games room, bedroom #4, a rough in bathroom and a laundry. The yard is fully fenced and has a shed. Did I mention the front attached double garage? This home demonstrate pride of ownership throughout and should be viewed to be appreciated! This home benefits from having lake access, which is a great amenity for skating, swimming, fishing and boating etc. View 3D/virtual/multimedia tour.