

51 Crystal Shores Cove  
Okotoks, Alberta

MLS # A2173959



**\$415,000**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 454

**LLD:** -

**Zoning:** NC

**Utilities:** -

**Inclusions:** None

This charming townhome boasts 4 cozy levels in Crystal Shores Cove. Perfectly blending comfort and contemporary style, this home is ideal for families or professionals seeking a vibrant community. Upon entry you have access to the single car garage and unfinished basement with laundry. Up the stairs to the second level you have access to the back deck from the kitchen with pantry and dining room, featuring high ceilings. Leading up to the 3rd level there is a fabulous living room with a gas fire place and 2 piece bathroom. Next level boasts 3 bedrooms and a 4 piece bathroom. This unit has a south facing yard which backs onto a pathway. Embrace a lifestyle of outdoor adventure with nearby trails, parks, and waterfront activities at your fingertips as this property comes with LAKE ACCESS.