

3401, 92 Crystal Shores Road  
Okotoks, Alberta

MLS # A2178691



**\$339,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** None

Check out this premium, top floor, 2 bedrooms, (plus an office/den area), 2-bathroom unit with soaring 9-foot ceilings, just one neighbor on one side (stairs and elevator on the other side) - AND NOBODY LIVING ABOVE YOU! This is as private and peaceful as apartment style condos get. Take pleasure in the stunning sunrises. This outstanding complex has a private gym, a hot tub, a sauna, an event room, pool tables, a library, a cash wash, and much more - all included in your monthly condo fee. Then, add the fact that for the low annual fee of \$272.00 you have access to the very desirable amenities of Crystal Shores Lake and the Lakehouse, which is exclusively for the use of those who live in this community. This lake offers swimming, skating, boating, fishing, exercise classes, and private event opportunities for you, your family, and your guests. Enjoy stainless steel appliances, maple cabinetry, a corner gas fireplace, a well-appointed primary bedroom suite with a walk-through closet, and a full 4-piece ensuite bathroom. With over 900 square feet of living space, even the 2nd bedroom and common area bathroom prove to be spacious. Included is an underground, heated parking stall, and a storage cage that can surely handle all your seasonal storage needs. A quick possession can be made available - you could be enjoying this new home before Christmas. Please book a private tour, at your convenience.