

# \$525,000 - 48 Crystal Shores Crescent, Okotoks

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MLS® #A2151699

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.07 Acres

Crystal Shores, Okotoks, Alberta

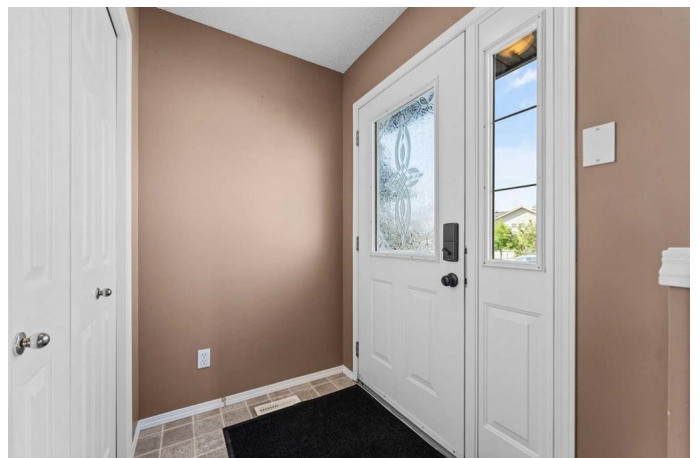
Welcome to this bright, clean & serene home located on a QUIET STREET in the exclusive lake community of Crystal Shores! This charming 1,340 sq. ft. (above grade) fully finished detached home offers a perfect blend of comfort, space, and function. With 3 bedrooms, 2.5 bathrooms, and the potential to add another bedroom in the basement, there's plenty of space for your family to grow. The MAIN FLOOR LAUNDRY room with its own window is a highlight!!

The property features an abundance of windows, AIR CONDITIONING, gas fireplace, and an expansive and open kitchen boasting a big island & dining area that leads to an east-facing backyard complete with a large 18x12 deck, a shed & parking for 2 vehicles! Recent updates include NEWER SHINGLES and a NEWER HOT WATER TANK.

As a resident of Crystal Shores, you'll have exclusive access to the community's private lake, making this the ideal home for water enthusiasts. This meticulously maintained home is move-in ready and waiting for you to create lasting memories. Don't miss your chance to live in this highly sought-after community.

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2151699    |
| Price          | \$525,000   |
| Sold Price     | \$545,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,340       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 48 Crystal Shores Crescent |
| Subdivision | Crystal Shores             |
| City        | Okotoks                    |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1S 2B5                    |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Beach Access, Clubhouse               |
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Parking Pad, Rear Drive |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Basement, Gas, Mantle, Tile                                                                                                            |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Back Lane           |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Vinyl Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 24th, 2024  |
| Date Sold      | August 8th, 2024 |
| Days on Market | 15               |
| Zoning         | TN               |
| HOA Fees       | 271.16           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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