

# \$669,000 - 45 Crystal Shores Road, Okotoks

MLS® #A2224973

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

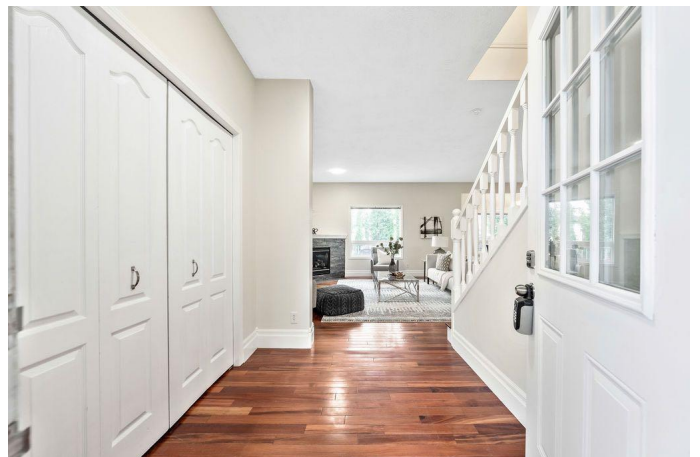
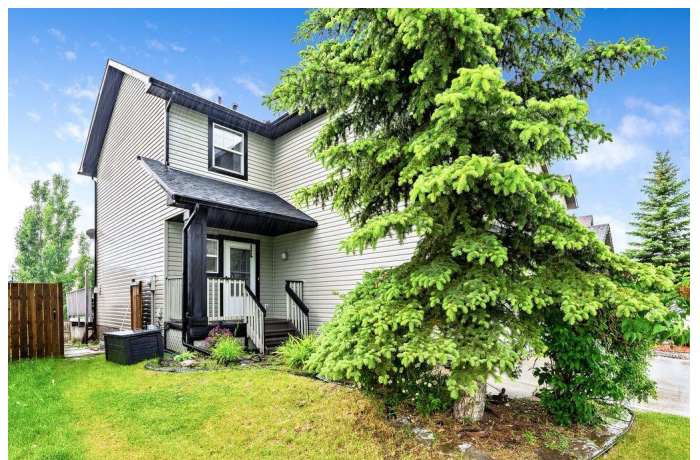
Looking for LAKE ACCESS & SOUTH YARD? This beautifully updated Crystal Shores home is ready for quick possession. Step inside and fall in love with the natural light from morning til night, the gleaming hardwood throughout, and fresh paint. MAIN FLOOR features large living room with fire place, spacious kitchen with island, and dining nook overlooking back yard. UPPER FLOOR features bonus room, primary bedroom with walk-in closet and ensuite bathroom, two additional bedroom with full bathroom, and laundry room. BASEMENT is undeveloped, and ready for whatever you need! SOUTH BACK YARD is private, fully fenced, and offers large deck off of kitchen area. The COMMUNITY of Crystal Shores is one of the most desired neighbourhoods in Okotoks, with superb schools, interconnected pathways and parks, and a private members-only lake for year round recreation (think swimming, boating, fishing, skating, ice-hockey & more). All this, just 15 minutes from Calgary and easy driving distance to Kananaskis. If you're looking for a beautiful home in great community under \$670K, then this is the one!

Built in 2005

## Essential Information

MLS® # A2224973

Price \$669,000



|                |             |
|----------------|-------------|
| Sold Price     | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,853       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 45 Crystal Shores Road |
| Subdivision | Crystal Shores         |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2H7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows                               |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Convection Oven, Freezer |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Unfinished                                                                         |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Back Yard, Rectangular Lot, Lake |
| Roof            | Asphalt Shingle                  |
| Construction    | Stone, Vinyl Siding, Wood Frame  |
| Foundation      | Poured Concrete                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Date Sold      | July 3rd, 2025  |
| Days on Market | 12              |
| Zoning         | TN              |
| HOA Fees       | 0.00            |

**Listing Details**

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

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