

1 CRYSTAL SHORES RD



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Crystal Shores OKCYS
Year Built:	2003	Postal Code:	T1S 1Y1
LINC #:	<a href="#">0029162492</a>	Condo Type:	Not a Condo
Legal Plan:	0210006	Possession:	/Immediate
	Blk: 18	Lot: 2	

  

Land Use:	R1	New Hm:		Tax Amt/Yr:	\$4,107/2018
Title to Land:	Fee Simple			Local Imp Amt:	0
Conform Rpt:				HOA:	Yes/\$263/Annually
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way			Condo Fee:	

COME VIEW THE 3D TOUR of this beautiful 2 storey walkout, that backs & sides to green space & is walking distance to local schools & the Crystal Shores lake! Plenty of curb appeal with the pretty front verandah. Inside, French doors lead to an elegant den. Beyond lies the huge kitchen with masses of granite countertops, a breakfast bar, under cabinet lighting & a door out to the verandah. The dining nook has large windows overlooking the green space & a door out to the deck. The open to above living room is huge & has a gas fireplace & a wall of windows. Upstairs, the master bedroom is enormous & offers lake & mountain views, as well as a 5 pc ensuite. Bedrooms 2 & 3 are good sizes & share the 4 pc family bathroom. The walkout basement has a huge 4th bedroom with a walk in closet, a family room with a gas fire, a hot tub room & a 3 pc bathroom with a steam shower. Outside, watch the kids play, either in the landscaped yard or the adjacent park. The double garage offers plenty of storage & a workbench.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 8 F/H Baths: 3/1					
Den	3.3X3.3	10'11"X10'11"	M	Kitchen	5.4X4.8	17'7"X15'9"	M		2P	3P	4P	5P	6P
Bkfst Nook	3.1X2.9	10'0"X9'5"	M	Living Rm	6.4X3.8	20'10"X12'5"	M	Baths:	1	1	1	0	0
Laundry	2.2X2.2	7'3"X7'1"	M	Mstr Bed	5.7X5.5	18'10"X18'2"	U	EnSt Bth:	0	0	0	1	0
Bedroom	4.0X2.7	13'3"X8'11"	U	Bedroom	3.3X2.9	10'11"X9'7"	U	<u>Level</u>					
Bedroom	5.4X3.7	17'8"X12'0"	B	Family Rm	6.2X5.3	20'3"X17'5"	B	Main:	104.42				1,124
Other	4.7X3.6	15'3"X11'9"	B					Upper:	91.70				987
								Above Grade:					
								Lower:					
								Below Grade:	72.09				776
								Total A.G.	196.12				2,111

Property Information

Basement:	Walkout/Walk Up-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	2	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	0.00 m2		
Exterior:	Brick, Vinyl	Frntg X Depth:	12x35.5		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood, Linoleum		
Front Exp:	Northeast				
Garage Dim:	20'3" x 22'6"				
Parking:	4/Double Garage Attached, Insulated				
Features:	Deck, No Animal Home, No Smoking Home, Patio, Porch, Programmable Thermostat, Vaulted Ceiling, Wall Unit-Built-In, Windows - Vinyl				
Site Influences:	Backs Onto Park/Trees, Fenced, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View, View Lake, View Mountain				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Hot Tub, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included items.				
HOA:	Yes/\$263/Annually				
HOA Fee Incl:	Lake Access				

Agent & Office Information

List Firm:	RE/MAX REALTY INNOVATIONS
Ownership:	Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).