

# \$1,697,500 - 184 Crystal Shores Drive, Okotoks

MLS® #A2200109

**\$1,697,500**

4 Bedroom, 4.00 Bathroom, 2,540 sqft

Residential on 0.17 Acres

Crystal Shores, Okotoks, Alberta

IMAGINE ALL the POSSIBILITIES of a LAKE LIFE without compromising QUICK access to ALL the amenities you & your loved ones will ever need. So MANY recreational activities to choose from ALL YEAR AROUND for every member of the family. LAKE lots like this one are few & far between in the TOWN OF OKOTOKS. This home sits directly in the center of the LAKE OF CRYSTAL SHORES, directly across from the beach with a full SOUTH facing yard with its own PRIVATE DOCK so you can go for a swim, float or skate whenever you choose. This 2 STOREY home has OVER 3500 sq feet of living space. On the main floor upon entering you will find a DEN/OFFICE w/fluted FRENCH DOORS & stained-glass accents. EXOTIC MARBAU HARDWOOD floors lead you into the LARGE & LIGHT FILLED open concept living room & kitchen dining area with SPECTACULAR VIEWS of the Lake. Your family & friends can comfortably sit around the OVERSIZED GRANITE ISLAND & be entertained. There are plenty of MAPLE cabinets to store everything you may need in your kitchen. There is even plenty of counter space for a dedicated WORKSPACE & a COFFEE BAR & more than enough room to host LARGE FAMILY gatherings around a large table in the designated dining area. Washing dishes will never feel like a chore because your sink is mounted within your island & overlooks the lake. Your NEWER kitchen appliances are LG brand including a GAS convection stove/oven



with CUSTOM WOOD HOOD fan. You can easily WALK THROUGH your PANTRY to your MUDROOM. You also have a convenient 2 pc BATHROOM on this main level which is handy when returning home from a busy day coming in from your TRIPLE CAR GARAGE & for guests to use when visiting. On your deck there are TWO LARGE AUTOMATIC remote-controlled AWNINGS that roll out to provide you plenty of SHADE TO COOL DOWN your indoor & outdoor space. Still need to cool off more? No problem! A set of exterior stairs provide you quick access to the backyard so you can run & jump into the LAKE. Upstairs you will find a bright BONUS ROOM with SURROUND SOUND, 2 BEDROOMS that share a JACK & JILL 5pc BATHROOM complete with PRIVATE WATER CLOSET & BATHTUB/SHOWER area. The PRIMARY bedroom RETREAT overlooks the LAKE so you can sit on your PRIVATE BALCONY & soak in the sunset before bed. It also has a GENEROUS WALK IN CLOSET where you access to the UPPER LAUNDRY ROOM complete with wash sink. Your primary 5pc ENSUITE includes a soaker tub, shower, dual sinks & an enclosed water closet. Finally, your WALKOUT basement has INSLAB heating via your newer BOILER SYSTEM & provides a 4th BEDROOM & another 5pc BATHROOM, LARGE & BRIGHT RECREATIONAL room with surround sound, WET BAR & access to your HOT TUB that is just outside the door, privately tucked under the upper deck & staircase. The path that leads to your PRIVATE 65 FEET of SHORELINE & DOCK w/POWER OUTLET diverges to a sitting area where you can sit around your FIRE TABLE & enjoy taking in all that your LAKE LIFE has to offer.

Built in 2005

## **Essential Information**

MLS® #	A2200109
Price	\$1,697,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,540
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	184 Crystal Shores Drive
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2L1

### **Amenities**

Amenities	Park, Recreation Facilities, Beach Access, Boating, Clubhouse, Gazebo, Picnic Area
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Waterfront

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Smart Home
Appliances	Bar Fridge, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating	Boiler, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Rain Gutters, Awning(s), Dock
Lot Description	Back Yard, Lake, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Treed, Underground Sprinklers, Views, Beach, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	3
Zoning	TN
HOA Fees	578
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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