

95 Crystal Shores Road  
Okotoks, Alberta

MLS # A2272491



**\$762,900**

<b>Division:</b>	Crystal Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings and Blinds, Shed, TV Mounts

Welcome to this fully finished walkout 2-storey offering over 3,000 sq ft of living space designed for both comfort and lifestyle. Complete with air conditioning, a large garage, and a setting that backs onto greenspace and walking paths with mountain views and a park nearby, this home truly has it all. You'll also enjoy exclusive lake access with year-round activities—swimming, fishing, paddle boarding, volleyball, basketball, and barbecues in the summer, plus skating in the winter. Add in a great school district and quick access to Calgary, just 15 minutes to South Calgary, and the location checks every box. Inside, you're greeted by a grand entrance, where the main floor features 9-ft ceilings and hardwood flooring. A front office makes working from home easy, while the open living area offers a gas fireplace and large windows for natural light. The kitchen showcases a big island, dark stainless appliances, and flows to the dining area with access to a back deck where you can enjoy the greenbelt behind you. Upstairs you'll find a vaulted bonus room and three bedrooms, including a large primary suite with mountain views, a walk-in closet, and a spa-inspired ensuite with a jetted tub, walk-in shower, and dual sinks. The fully developed basement adds even more living space with a big bedroom, full bathroom with shower, a wet bar with cabinets, and a large open rec space that walks out to the backyard. This home blends lifestyle, location, and family-friendly features in one complete package. Call your favourite Realtor to book your private showing—homes like this don't last long!