

# \$549,900 - 54 Crystal Shores Hill, Okotoks

MLS® #A2212928

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.08 Acres

Crystal Shores, Okotoks, Alberta

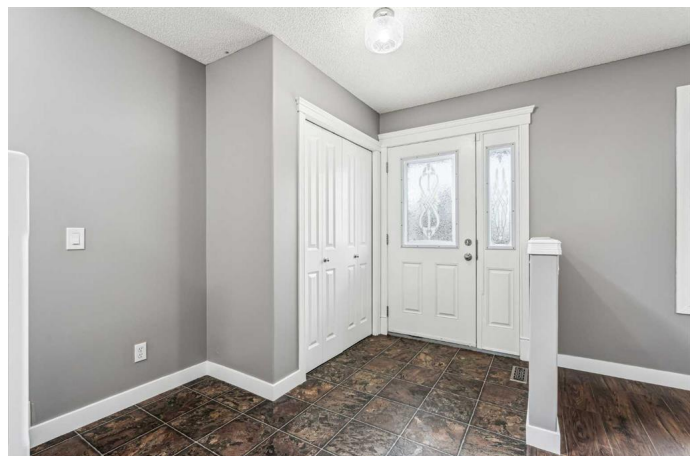
Charming 2-Storey Home in Crystal Shores lake Community!

Discover exceptional value in this delightful 2-storey residence nestled in the sought-after lake community of Crystal Shores. Perfectly situated in a family-friendly neighborhood with no through traffic, this home boasts beautiful curb appeal highlighted by a cozy country-style front veranda—an ideal spot to watch the kids play.

Step inside to a spacious front entry that flows into the inviting living room. Here, you'll find a well-appointed gas fireplace with a stylish tile surround and a charming pillared mantle, perfect for cozy evenings at home. The kitchen is a standout feature, offering ample space, a breakfast bar, and a dining area that comfortably accommodates a full-sized table for entertaining friends and family. Convenience is key with a powder/laundry room located on the main level.

Retreat to the Master Bedroom, which boasts a tucked-away make-up room, a generous walk-in closet, and an oversized 5-piece ensuite that exceeds expectations for a home of this size. Two additional large bedrooms and a 4-piece main bath complete the upper level.

The unfinished basement provides a blank



canvas for your personal touch, offering plenty of space for your creation. Complete with a hot water on demand tankless water heater, triple reverse osmosis water system and water softener. The oversized double detached garage that is a handy mans dream as it can also double as a work shop and has a second level built for ample storage.

With great schools in close proximity and a welcoming community vibe, this home is perfect for families and anyone looking to enjoy life by the lake. Donâ€™t miss out on the chance to make this charming property your own!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212928    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,473       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 54 Crystal Shores Hill |
| Subdivision | Crystal Shores         |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2h8                |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Beach Access                               |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Detached, Workshop in Garage |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings, Electric Oven, Water Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Family Room, Gas                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                    |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 16               |
| Zoning         | TN               |
| HOA Fees       | 303              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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