

# \$799,000 - 79 Crystal Shores Road, Okotoks

MLS® #A2207758

**\$799,000**

3 Bedroom, 4.00 Bathroom, 2,328 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

You want to live in Crystal Shores? OKAY!  
Welcome to your dream home with over 3200sqft of living space !! This beautifully updated, fully finished walkout backs directly onto a huge park and offers breathtaking panoramic Mountain views. Step inside to discover brand-new carpet throughout, fresh exterior trim, and stylish updates. At the front of the home, a French door den provides the perfect space for a home office or craft room. The heart of the home is the classy, modernized kitchen, featuring additional functional upper cabinets, gorgeous new quartz island with built-in cabinets and seating for six, PLUS a hidden charging station (keep your devices powered and out of sight). Youâ€™ll love the custom brick feature wall with matching fireplace, new backsplash, prep sink, and push-button garburator all designed for the resident home chef or avid entertainer. As you venture upstairs to an overly generous bonus room that is perfect as a playroom, family space, or future theatre room (pre-wired for a surround sound system) EASILY UPDATED TO TWO ADDITIONAL BEDROOMS-you'll also appreciate two built-in desks that will make homework or remote work a breeze. The primary bedroom is a showstopper with a true barn wood wall, sweeping mountain views, walk-in closet, and a serene ensuite. Two additional bedrooms and a full bath complete the upper level. "If the kitchen is the heart of the home, then this basement is the backbone â€“ tough, stylish,



and built for good times and real living." The walkout opens directly to the park, extending your backyard. Easily turn your basement into a "studio apartment" when guests come to visit, without losing the space of a bedroom day to day, with a custom King-size Murphy bed (complete with built-in charging outlets). Step into the lower bathroom with function and style in mind. A spacious walk-in shower with sleek tile work, matte black fixtures, and an industrial inspired decor. Perfect for unwinding after a long day or gearing up for the next. Enjoy the rec room for cozy movie nights thanks to a projector screen and custom built-outs. Entertain in style at the show-stopping bar with a rustic red brick wall, Douglas Fir industrial shelving, upgraded 20-amp wiring for appliances, with a piano bar for that added touch of masculine chic. Even the utility room impresses with a granite workbench, sink, AND a compressed air line to both the utility room and kitchen – perfect for any power tool enthusiast. The garage is finished with a knock-down ceiling, pegboard walls, and an upgraded CALCANA Gas Radiant Heater for year-round comfort. Additional gas rough-ins were thoughtfully added for a second furnace, kitchen gas range, and deck BBQ line – "because every detail matters. The home also features built in speakers, air conditioning, central vac, sprinkler system, and hot tub wiring. This home truly has it all – unmatched location, smart upgrades, stylish finishes, and a functional layout. Access to the lake, beach, skating and clubhouse!

Built in 2005

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2207758  |
| Price    | \$799,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,328       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 79 Crystal Shores Road |
| Subdivision | Crystal Shores         |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S2H9                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Quartz Counters, Walk-In Closet(s)                                              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                     |
| Fireplaces        | Basement, Family Room, Gas                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                              |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                       |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | TN               |
| HOA Fees       | 303              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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