



Class: Detached
 Type: Detached
 Style: Bungalow
 Year Built: 2005
 LINC #: [0030199079](#)
 Legal Plan: 0313188 Blk: 18 Lot: 31
 Area: Okotoks
 Nearest Town:
 Community: Crystal Shores OKCYS
 Postal Code: T1S 2H6
 Condo Type: Not a Condo
 Possession: 60/Negotiable

Land Use: R1 New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$4,224/2017
 Local Imp Amt: 0
 HOA: Yes/\$263/Annually
 Condo Fee:

Take the 3D TOUR of this beautiful walkout bungalow, on a pie shaped lot, backing to a park in Okotoks' only lake community. Many recent updates. A spacious den is just off the entrance. The cozy living room features a gas fireplace. The kitchen is a delight, with a granite topped island & breakfast bar, lots of countertop space, upgraded appliances & a walk through pantry. The dining nook is adjacent to the kitchen & has a door out to the lovely deck, which can also be accessed from your master retreat, which has a totally renovated 5 pc en-suite with in floor heat! A half bath & the mud/laundry area complete this level. Like the main floor, the bright basement has 9 ft ceilings & has a huge recreation area with double aspect windows, a lovely family room with another gas fireplace, 2 super bedrooms & a 4 pc family bathroom. The huge yard is fully landscaped & features 2 patios & a firepit & offers access to the park. Some other recent updates are paint, carpets, furnace, hot water tank & the shingles!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 1/3 Rms Abv: 5 F/H Baths: 2/1						
Den	3.3X2.9	10'11"X9'7"	M	Living Rm	3.4X3.3	11'3"X10'10"	M							
Kitchen	4.4X3.2	14'6"X10'4"	M	Bkfst Nook	3.7X3.2	12'3"X10'4"	M	Baths:	2P	3P	4P	5P	6P	
Mstr Bed	5.2X3.9	17'0"X12'9"	M	Rec Rm	5.3X5.2	17'6"X17'0"	B	EnSt Bth:	1	0	1	0	0	
Family Rm	4.9X5.2	16'0"X17'0"	B	Bedroom	3.7X3.4	12'0"X11'2"	B	Level						
Bedroom	4.4X3.6	14'5"X11'11"	B					Main:	Mtr2:		Sq Ft			
								Upper:	131.74		1,418			
								Above Grade:						
								Lower:						
								Below Grade:	101.17		1,089			
								Total A.G.	131.74		1,418			

Property Information

Basement: Walkout/Walk Up-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: West
 Heating: Forced Air-1, In Floor Heat System
 Fin FP/Rgh-In: 2
 Lot Shape: Pie Shaped
 Lot Sq M: 0.00 m2
 Frntg X Depth: 10.7x40.27
 Flooring: Carpet, Ceramic Tile, Hardwood
 Fuel: Natural Gas
 Fuel: Gas Only
 Garage Dim: 20'0" x 20'6"
 Parking: 4/Double Garage Attached, Insulated
 Features: Ceiling 9 ft., Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Windows - Vinyl
 Site Influences: Backs Onto Park/Trees, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View
 Goods Included: Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Water Softener, Window Coverings-All
 Goods Excluded: Washer, Dryer, Freezer. Contact listing agent for full list of included and excluded items.
 HOA: Yes/\$263/Annually
 HOA Fee Incl: Lake Access

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

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