



Class: Attached Area: Okotoks
 Type: Row Nearest Town:
 Style: 5 Lvl Split Community: Crystal Shores OKCYS
 Year Built: 2003 Postal Code: T1S 2B3
 LINC #: 0029368982 Condo Type: Bare Land
 Legal Plan: 0212152 Blk: Lot: 23 Possession: 30/Negotiable

Land Use: R3 New Hm: Tax Amt/Yr: \$2,379/2016
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: Yes/\$263/Annually
 Restrictions: Pet Restrictions or Board approval Required, Condo Fee: 312/Monthly
 Restrictive Covenant-Building Design/Size, Utility Right Of Way

Immaculate home, backing to quiet green space & complete with lake privileges! Beautiful front landscaping & a single driveway. Lockable screen doors, front & rear, allow for cooling breezes. Tiled entrance level has a coat closet & grants access to the finished, single garage. The finished basement has a family room & behind double doors, the laundry pair. The utility area has a new hot water tank, humidifier & Kinetic water softener. Up from the entrance level is the spacious kitchen & dining nook, with a door to the private deck (with a gas tap) that has the rare feature of overlooking the green space. From the kitchen, head up to the living room with great views to the south & a cozy gas fireplace. The 2-piece washroom completes this level of the home. The upper level features a den, a generous master bedroom with a contemporary en-suite & a second bedroom, located next to the family bathroom. New quartz countertops in the bathrooms & new, upgraded, blinds to most windows too! VIEW THE 3D TOUR NOW!

Rooms & Measurements

| Room Type | Dim/M | Dim/Ft | Level | Room Type | Dim/M | Dim/Ft | Level | Bedrooms A/T: 2/2 Rms Abv: 6 F/H Baths: 2/1 | | | | | | |
|-----------|---------|--------------|-------|------------|---------|--------------|-------|---|--------|-------|-------|----|---|--|
| Kitchen | 3.6X2.7 | 11'11"X8'11" | M | Bkfst Nook | 3.6X3.1 | 11'11"X10'2" | M | 2P | 3P | 4P | 5P | 6P | | |
| Living Rm | 5.3X3.7 | 17'4"X12'1" | M | Den | 3.7X2.5 | 12'1"X8'4" | U | Baths: | 1 | 0 | 1 | 0 | 0 | |
| Mstr Bed | 4.1X3.1 | 13'5"X10'2" | U | Bedroom | 3.2X3.1 | 10'5"X10'3" | U | EnSt Bth: | 0 | 1 | 0 | 0 | 0 | |
| Family Rm | 4.3X3.2 | 14'2"X10'7" | B | Laundry | 1.5X0.9 | 4'11"X3'1" | B | Level | Mtr2: | | Sq Ft | | | |
| | | | | | | | | Main: | 50.45 | 543 | | | | |
| | | | | | | | | Upper: | 53.33 | 574 | | | | |
| | | | | | | | | Above Grade: | | | | | | |
| | | | | | | | | Lower: | | | | | | |
| | | | | | | | | Below Grade: | 15.98 | 172 | | | | |
| | | | | | | | | Total A.G. | 111.02 | 1,195 | | | | |

Property Information

Basement: Full-Fully Finished Heating: Forced Air-1 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Brick, Vinyl Frntg X Depth: 6.15x27.04
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Hardwood
 Front Exp: South
 Parking: 2/Single Garage Attached, Insulated
 Features: Deck, No Smoking Home, Porch, Programmable Thermostat, Windows - Vinyl
 Site Influences: Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, View
 Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings-All
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA: Yes/\$263/Annually
 HOA Fee Incl: Lake Access

Condo Information

Condo Name: Turnbury at Crystal Shores Condo Type: Bare Land Floor #:
 Mgmt Co/Phone: Peka Prof. Property Management/855-306-Prk Plan Type: Attached Garage End Unit: No
 Legal Desc: 0212152:23:UF 131 Park Stall #: In Unit Unit Exposure: N, S
 Legal Park Desc: Storage Type: Locker #: In-Suite Laundry: /
 Legal Stor Desc: Locker #: Reg Size: /
 Total Units: Reg Size Includes:
 Post Tension:
 Condo Fee: \$312/Monthly
 Fee Included: Landscape and Snow Removal, Professional Management, Reserve Fund Contributions
 Amenities: Beach Access, Lake Privileges, Storage-In-Suite, Visitor Parking
 Restrictions: Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

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