

5 CRYSTAL SHORES PT



Class: Detached Area: Okotoks  
 Type: Detached Nearest Town:  
 Style: 2 Storey Community: Crystal Shores OKCYS  
 Year Built: 2004 Postal Code: T1S 2C7  
 LINC #: 0029675874 Condo Type: Not a Condo  
 Legal Plan: 0214128 Blk: 14 Lot: 22 Possession: 30/Negotiable

Land Use: R1 New Hm: Tax Amt/Yr: \$4,364/2017  
 Title to Land: Fee Simple Local Imp Amt: 0  
 Conform Rpt: HOA: Yes/\$263/Annually  
 Restrictions: Restrictive Covenant-Building Design/Size, Condo Fee:

COME VIEW THE 3D TOUR of this air conditioned former showhome, in a quiet cul-de-sac, set among million dollar homes & offering superb views of Crystal Shores lake! The grand entrance has hardwood flooring & tile inlays & the fabulous den has built ins, a bay window & a 10 ft ceiling. The open to above living room has a feature fireplace & a wall of windows to accentuate the views. The dining nook is adjacent to the huge kitchen, which has long runs of countertops, a custom hood fan, storage galore, two tone cabinetry & a walk through pantry. Upstairs benefits from a loft, a master retreat & 5 pc en-suite, with a bench overlooking the lake, a laundry room, 2 great child bedrooms & a 4 pc bathroom. The professionally finished basement offers a 4th bedroom, bathroom, family room & recreation space. Out front, there's an extended width driveway & a huge planted border that is stunning in bloom. Enjoy the lake views out back, on the huge deck, with its side privacy panels, or in the fully landscaped yard.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 9 F/H Baths: 3/1						
Den	4.7X3.1	15'5"X10'0"	M	Living Rm	4.7X4.2	15'5"X13'11"	M	2P	3P	4P	5P	6P		
Bkfst Nook	3.3X3.2	10'11"X10'4"	M	Kitchen	5.8X3.9	19'0"X12'9"	M	Baths:	1	1	1	0	0	
Loft	3.0X2.0	9'9"X6'8"	U	Mstr Bed	5.0X3.8	16'3"X12'5"	U	EnSt Bth:	0	0	0	1	0	
Laundry	2.9X1.7	9'7"X5'5"	U	Bedroom	4.8X3.2	15'9"X10'4"	U	Level	Mtr2:		Sq Ft			
Bedroom	4.2X3.1	13'8"X10'3"	U	Bedroom	3.8X3.0	12'5"X9'11"	B	Main:	110.83	1,193				
Family Rm	4.6X4.3	15'0"X14'2"	B	Game Rm	3.1X3.0	10'1"X9'11"	B	Upper:	98.66	1,062				
Rec Rm	3.5X3.0	11'7"X9'9"	B					Above Grade:						
								Lower:						
								Below Grade:	75.07	808				
								Total A.G.	209.50	2,255				

Property Information

Basement: Full-Fully Finished Heating: Forced Air-1 Fuel: Natural Gas  
 Suite: Suite - None Fin FP/Rgh-In: 1/1 Fuel: Gas Only  
 Construction: Wood Frame Lot Shape: Irregular  
 Foundation: Concrete Lot Sq M: 0.00 m2  
 Exterior: Stone, Stucco Frntg X Depth: 16.73x38.57  
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Hardwood  
 Front Exp: South  
 Garage Dim: 22'0" x 22'0"  
 Parking: 5/Double Garage Attached, Insulated  
 Features: Air Conditioning-Central, Ceiling 9 ft., Ceiling 10 ft., Deck, No Smoking Home, Programmable Thermostat, Wall Unit-Built-In, Windows - Vinyl  
 Site Influences: Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping  
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, 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

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).