

# \$669,000 - 45 Crystal Shores Road, Okotoks

MLS® #A2224973

**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

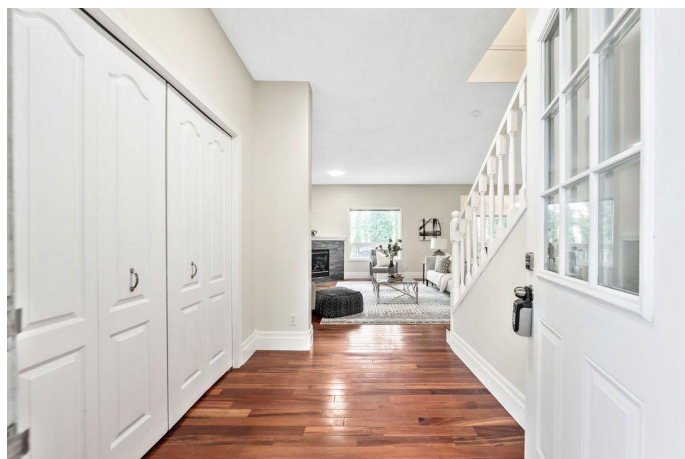
Looking for LAKE ACCESS & SOUTH YARD?  
This beautifully updated Crystal Shores home is ready for quick possession. Step inside and fall in love with the natural light from morning til night, the gleaming hardwood throughout, and fresh paint. MAIN FLOOR features large living room with fire place, spacious kitchen with island, and dining nook overlooking back yard. UPPER FLOOR features bonus room, primary bedroom with walk-in closet and ensuite bathroom, two additional bedroom with full bathroom, and laundry room. BASEMENT is undeveloped, and ready for whatever you need! SOUTH BACK YARD is private, fully fenced, and offers large deck off of kitchen area. The COMMUNITY of Crystal Shores is one of the most desired neighbourhoods in Okotoks, with superb schools, interconnected pathways and parks, and a private members-only lake for year round recreation (think swimming, boating, fishing, skating, ice-hockey & more). All this, just 15 minutes from Calgary and easy driving distance to Kananaskis. If youâ€™re looking for a beautiful home in great community under \$670K, then this is the one!

Built in 2005

## Essential Information

MLS® #                   A2224973

Price                     \$669,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	45 Crystal Shores Road
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Convection Oven, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Lake, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	4
Zoning	TN

**Listing Details**

Listing Office	CIR Realty
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