

159 Crystal Shores Drive
Okotoks, Alberta

MLS # A2226122



\$755,000

Division:	Crystal Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,122 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: NA

Incredible opportunity to own on one of the best streets in Okotoks! This is the largest lot on sought-after Crystal Shores Drive—offering lake and mountain views, backing onto scenic Rowland Pathway, and just steps from Crystal Shores Lake, schools, and parks. This spacious family home sits on a beautifully wide lot with mature trees offering privacy and room to breathe. No worries about maintaining one of the largest lots on the street as you have underground sprinklers. Enjoy the quiet beauty of the backyard or watch the sun set over the lake from the front porch. Inside, the home features a flexible front room—ideal for a home office, exercise room, kids’ playroom, or formal dining area. The open concept main level boasts 9’ ceilings, real hardwood floor (easily refinished) and a generous living room with a cozy stone-faced fireplace. The kitchen has been updated with refreshed cabinetry, butcher block counter top, stainless steel appliances, and a modern slide-in stove. Upstairs offers a vaulted bonus room, a huge primary suite with space for king-sized furniture, and an ensuite complete with soaker tub, separate shower, and private toilet. Two additional bedrooms and a full bath complete the upper level. The basement is unspoiled and ready for your vision. Yes—it needs new flooring and a refresh throughout—but the bones are strong, the layout is functional, and the location is second to none. With some work, this home will shine for years to come. Whether you're handy or planning to renovate over time, this is your chance to put down roots in a premier lake community. The oversized double garage gives plenty of room for vehicles and lake toys. Don’t miss your chance to create your forever home in Crystal Shores. Crystal Shores residents have exclusive access to the lake, and beach house (to

host or attend events). This home is within walking distance of several schools and the Okotoks rec centre.