



## 3 Crystal Shores Hill Okotoks Alberta

\$499,900

Welcome to your new family home in Crystal Shores - A Lake Community Paradise! Your opportunity to live the LAKE LIFE in a Family-Friendly Community. Nestled in the highly sought-after lake community of Crystal Shores, this 3-bedroom home is the perfect fit for a young family or professionals seeking the ideal balance of comfort, community, and lifestyle. With lake access year-round, excellent schools nearby, and a welcoming neighborhood vibe, this home offers everything you've been searching for. The heart of the home is a bright and inviting living area featuring large windows, durable laminate flooring throughout, and is perfect for family movie nights or entertaining friends. Prepare meals in your open kitchen with ample counter space for cooking. The adjoining dining area overlooks your private backyard, creating the perfect flow for indoor-outdoor living. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a walk-in closet. The additional bedrooms are perfect for kids or a home office. Your private backyard offers room for kids to play and summer BBQs. Plus, enjoy community access to Crystal Shores Lake, where you can paddleboard, swim, or skate in the winter! In the back you'll find parking for 3 and space to build your own garage with a potential carriage suite. Perfect for future rental income with city approval. The basement is framed for future development and is waiting for its final design and finishes. Crystal Shores is a prime location within walking distance to schools, parks, and playgrounds. Quick access to Okotoks shopping, dining, and amenities and a short commute to Calgary, making it perfect for professionals. Imagine weekends spent kayaking on the lake, playing hockey on the ice, or enjoying neighborhood events. This vibrant and welcoming community is where lifelong memories are made. Homes in Crystal Shore...

Bedroom 11.33 Ft x 9.33 Ft  
 Bedroom 11.42 Ft x 9.25 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 Primary Bedroom 12.75 Ft x 12.67 Ft  
 Other 6.00 Ft x 5.42 Ft  
 Furnace 30.25 Ft x 17.92 Ft

Living room 18.42 Ft x 11.58 Ft  
 Dining room 10.17 Ft x 7.50 Ft  
 Kitchen 11.67 Ft x 8.00 Ft  
 Pantry 4.25 Ft x 4.50 Ft  
 Other 5.33 Ft x 3.08 Ft  
 2pc Bathroom 6.75 Ft x 3.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 eXp Realty

<http://coreycameron.com/>

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Other 5.25 Ft x 5.75 Ft

Other 12.08 Ft x 19.83 Ft