



## 73 Crystal Shores Crescent Okotoks Alberta

\$725,000

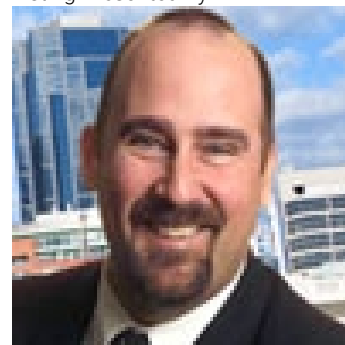
LAKE ACCESS ~ FULLY RENOVATED ~ REVENUE GENERATING POTENTIAL! Incredible home and opportunity awaits with this fully renovated 2 Storey situated on a huge pie shaped lot! Offering 1,852 SF above grade of beautifully updated living space along with a developed basement featuring a SEPARATE entrance and all the necessary rough-in's to accommodate a future LEGAL private suite (was previously developed as a legal suite with permits, may need updated inspection and approval by city/municipality). Let's not overlook the TRIPLE garage pad in the expansive backyard with all utilities serviced to it for a potential 750 SF carriage suite (subject to approval and permitting by the city/municipality). The main floor welcomes you into a large foyer with neutral tones and modern, wide vinyl plank flooring throughout. A spacious living room opens to the kitchen featuring timeless white cabinetry, quartz countertops, breakfast bar, corner pantry and sleek appliances including a gas stove. A dining area which gives access to the deck and yard, powder room and laundry/mud room complete this space. Upstairs you will find a bonus room with cozy gas fireplace, master retreat with walk-in closet and 3 piece ensuite and 2 additional guest rooms which share a 4 piece bathroom. The developed basement is complete with a family room, exercise room, 4 piece bathroom and ample storage. In addition to the fully renovated interior recent updates include: high efficiency furnace and HRV, siding, shingles and 75 USG hot water tank. A quick 5-minute bike ride away to EXPERIENCE all the LAKE offers with a sandy beach, playground and club house that provides year-round activities, programs, events and services. This home is a must see!!! (id:6769)

Bonus Room 18.92 Ft x 14.92 Ft  
Primary Bedroom 19.92 Ft x 11.17 Ft  
Bedroom 12.67 Ft x 10.33 Ft  
Bedroom 11.33 Ft x 10.33 Ft  
3pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Family room 12.50 Ft x 11.67 Ft

Den 8.25 Ft x 5.00 Ft  
Storage 9.17 Ft x 6.17 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 17.92 Ft x 11.75 Ft  
Kitchen 10.67 Ft x 10.33 Ft  
Dining room 13.17 Ft x 9.17 Ft  
Laundry room 8.58 Ft x 7.50 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

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Exercise room 16.42 Ft x 10.25 Ft

2pc Bathroom .00 Ft x .00 Ft