

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 #:	<a href="#">0029675874</a>	Condo Type:	Not a Condo
Legal Plan:	0214128	Possession:	30/Negotiable
	Blk: 14	Lot: 22	

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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, Utility Right Of Way			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	<u>Level</u>					
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
Ownership:	Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).