

# \$762,900 - 95 Crystal Shores Road, Okotoks

MLS® #A2244699

**\$762,900**

4 Bedroom, 4.00 Bathroom, 2,182 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

Welcome to this fully finished walkout 2-storey offering over 3,000 sq ft of living space designed for both comfort and lifestyle. Complete with air conditioning, a large garage, and a setting that backs onto greenspace and walking paths with mountain views and a park nearby, this home truly has it all. You'll also enjoy exclusive lake access with year-round activities—swimming, fishing, paddle boarding, volleyball, basketball, and barbecues in the summer, plus skating in the winter. Add in a great school district and quick access to Calgary, just 15 minutes to South Calgary, and the location checks every box. Inside, you're greeted by a grand entrance, where the main floor features 9-ft ceilings and hardwood flooring. A front office makes working from home easy, while the open living area offers a gas fireplace and large windows for natural light. The kitchen showcases a big island, dark stainless appliances, and flows to the dining area with access to a back deck where you can enjoy the greenbelt behind you. Upstairs you'll find a vaulted bonus room and three bedrooms, including a large primary suite with mountain views, a walk-in closet, and a spa-inspired ensuite with a jetted tub, walk-in shower, and dual sinks. The fully developed basement adds even more living space with a big bedroom, full bathroom with shower, a wet bar with cabinets, and a large open rec space that walks out to the backyard. This home blends lifestyle, location, and family-friendly



features in one complete package. Call your favourite Realtor to book your private showingâ€”homes like this donâ€™t last long!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244699    |
| Price          | \$762,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,182       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 95 Crystal Shores Road |
| Subdivision | Crystal Shores         |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 2H9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Waterfront     | Lake Privileges        |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s)                            |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Playground                                                |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 55                   |
| Zoning         | TN                   |
| HOA Fees       | 303                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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