

# \$699,900 - 108 Crystal Shores Manor, Okotoks

MLS® #A2209011

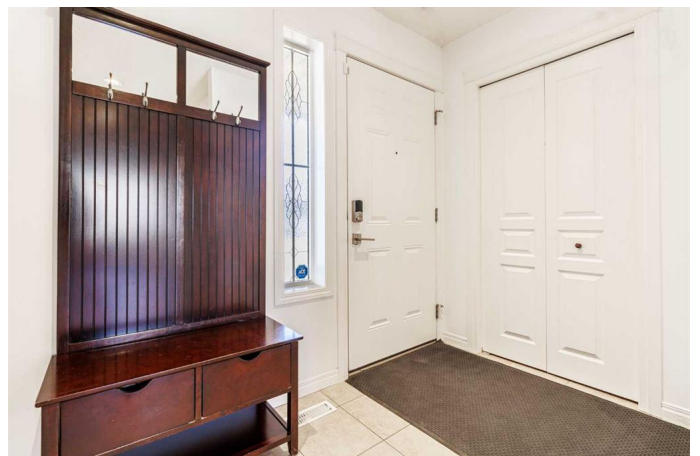
**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,885 sqft

Residential on 0.11 Acres

Crystal Shores, Okotoks, Alberta

Nestled on a quiet street in the sought-after Lake Community of Crystal Shores, this beautifully maintained 2-storey home is truly move-in ready. From the moment you step inside, Pride of Ownership is evident. A spacious Foyer welcomes you and leads into a bright, open-concept main floor—perfect for both daily living and entertaining. The Kitchen is a standout, featuring newer Stainless Steel Appliances, a sleek newer Faucet, a Corner Pantry, a sit-up Breakfast Bar, and Generous Counter and Cupboard Space. Adjacent to the Kitchen, the Main Floor Laundry offers added convenience. The Cozy Living Room showcases a charming Corner Fireplace, while the Dining Area opens to a private, Fenced Backyard complete with a New Large Deck (with Permit), Mature Trees, Arctic Swim Spa Hot Tub, Firepit and an Irrigation System—ideal for relaxing or entertaining outdoors. Upstairs, a large Bonus Room offers flexible space for a Family Room, Play Area, or Home Office. The expansive Primary Retreat features a Spa-Inspired Ensuite with a Separate Soaking Tub. Two additional Bedrooms and a full 4-piece Bathroom complete the Upper Level. The Finished Basement adds even more value with In-Floor Heating, a Spacious Bedroom, Full Ensuite Bath, and a Large Office or Hobby Area. Designed with comfort and functionality in mind, this space features double-layered drywall, rockwool insulation, solid-core doors, and soundproofing—making it perfect for



working from home. A heat recovery ventilator and noise-reducing ceiling complete this thoughtful lower-level design.

Located close to Schools, Restaurants, Shopping, and just a Short Walk from Okotoks's only Private Beach, this home offers the best of Community Living. Enjoy Access to the Lake, Paved Walking Trails, and all the Lifestyle Perks Crystal Shores has to offer.

Don't miss your opportunity to view this exceptional home—schedule your showing today!

Built in 2005

### Essential Information

MLS® #	A2209011
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,885
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Crystal Shores Manor
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	18
Zoning	TN
HOA Fees	275
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.