

# \$574,900 - 9 Crystal Shores Hill, Okotoks

MLS® #A2207072

**\$574,900**

4 Bedroom, 4.00 Bathroom, 1,237 sqft  
Residential on 0.09 Acres

Crystal Shores, Okotoks, Alberta

OPEN HOUSE SAT 11-1 SUN 1-4

Charming 4-Bedroom Family Home with Exclusive Lake Access in Crystal Shores, Okotoks! Welcome to 9 Crystal Shores Hill, a beautifully maintained fully finished, air-conditioned detached home offering over 1,800 sq ft of living space on a 3,879 sq ft lot. Nestled in the highly sought-after Crystal Shores community, this property provides exclusive lake access and is perfect for families looking for space, convenience, and a true sense of community—all for under \$600,000! Step inside to find a bright and spacious main floor featuring an open-concept living area that seamlessly flows into the kitchen and dining space. The kitchen overlooks the backyard, making it easy to keep an eye on the kids while preparing meals. A unique architectural feature allows for a charming open view of the lower-level family room, adding character and depth to the home's design. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private 4-piece ensuite. A second 4-piece bathroom serves the additional bedrooms, making it perfect for families. The fully finished basement is a standout, offering soaring ceilings, a cozy gas fireplace, an additional bedroom, and another full bathroom—ideal for guests, extended family, or a private retreat. There is extra storage in the laundry room that is also located on this level. Outside, enjoy summer BBQs on your back deck, and



take advantage of the double detached garage with paved alley access for added convenience. Located on a quiet street, this home is within walking distance to schools, parks, and playgrounds (with a playground just half a block away!). With new schools and amenities nearby - D'Arcy Crossing, Good Shepherd rebuild, new high school - this is the perfect place for a growing family. Plus, enjoy quick highway access for an easy commute to Calgary. Don't miss out on this incredible opportunity to own in one of Okotoks's most desirable neighbourhoods - schedule your private showing today!

Built in 2004

### Essential Information

MLS® #	A2207072
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,237
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9 Crystal Shores Hill
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H7

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	TN
HOA Fees	271
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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