

3104, 92 Crystal Shores Road  
Okotoks, Alberta

MLS # A2263306



**\$340,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Shores                                                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                               |               |                   |
| <b>Size:</b>     | 927 sq.ft.                                                                | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Under |               |                   |
| <b>Lot Size:</b> | -                                                                         |               |                   |
| <b>Lot Feat:</b> | Few Trees                                                                 |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 521 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco                            | <b>Zoning:</b>    | NC     |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                |                   |        |

Main floor corner unit located in the Mesa condo's! Welcome home to this charming and beautifully maintained 2-bedroom condo, perfect for those seeking comfort and convenience. This space features an open-concept living area, a well-appointed kitchen, and two spacious bedrooms with ample closet space. Enjoy your morning coffee on the private balcony or unwind in the cozy living room after a long day. This complex also has amazing amenities which includes a hottub, gym, pool tables, shuffle board, car wash and may more. Nestled in a quiet, friendly community with easy access to shops, parks, and public transit—this condo offers the perfect blend of relaxation and everyday practicality. Ideal for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle.