

\$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

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, Tile, Raised Hearth |
| 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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