

# \$339,900 - 2306, 92 Crystal Shores Road, Okotoks

MLS® #A2238143

**\$339,900**

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Crystal Shores, Okotoks, Alberta

This is the condo you have been waiting for! Spacious 2 bed/2 bath plus den w/866 sq.ft is situated in the highly sought after Mesa of Crystal Ridge.

Well designed, open concept living takes advantage of every square foot. Kitchen is well equipped with maple cabinets offering good storage plus great counter space. Newer stainless-steel appliances (Stove & hood fan Nov 2024, fridge Dec 2024) – what a huge bonus! Peninsula island has room for stools and overlooks your living and dining space.. The dedicated dining area has plenty of room to host your friends and family. Living room is flooded with natural light and sliding patio doors lead out to your private patio...complete with gas line for those BBQ nights.

Primary bedroom can accommodate all your furniture w/walk-thru closet leading to the 4-pc ensuite. The second bedroom is on the opposite side of the living room offering plenty of privacy plus the 3-pc main bathroom is steps away. Flex room right off the entrance is a great space for an office or use for more storage.

Newer vinyl plank flooring throughout keeps the space modern plus it's super easy to clean. The perks don't end there...newer low flow toilets, bathroom fans (Nov 2024), titled underground parking stall w/storage cage in front plus the washer/dryer set is less than a



month old!

Mesa is a very well-run complex w/low condo fees and an amenity building for all residents. Take advantage of the gym, the game and rec room plus there is a hot tub for those winter months.

Excellent location in Crystal Shores means you have lake access all summer too!

Numerous shopping options are a quick drive plus all levels of schools nearby. Addicted to golf? 2 courses within 5 minutes will make sure you can work on your shots. Donâ€™t miss this opportunity!

Built in 2006

### **Essential Information**

MLS® #	A2238143
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2306, 92 Crystal Shores Road
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2M8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	July 15th, 2025
Days on Market	1
Zoning	NC
HOA Fees	303
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.