

# \$1,688,000 - 188 Crystal Shores Drive, Okotoks

MLS® #A2227091

**\$1,688,000**

4 Bedroom, 4.00 Bathroom, 2,979 sqft

Residential on 0.18 Acres

Crystal Shores, Okotoks, Alberta

OPEN HOUSE SUNDAY, JUNE 8, 2:00 to 4:00. /- \ /- \

FROM BEACH BOYS TO LUXURY â€™  
LAKEFRONT LIVING IN CRYSTAL SHORES

Welcome to 188 Crystal Shores Drive, where laid-back lake vibes meet elevated luxury in Okotoksâ€™™ only lakefront community. With a south-facing backyard, private dock, and over 2,900 sq ft above grade, plus a fully developed walkout basement, this home invites you to live your best year-round resort lifestyle.

Step inside and be greeted by a sunny home office behind French doors, complete with built-in cabinetry and shelving â€™ a perfect space for quiet productivity or creative pursuits. Host gatherings in the formal dining room/flex space, or unwind in the family room featuring lake views, a gas fireplace, and built-in bookcases.

The chefâ€™™s kitchen is a true showpiece with floor-to-ceiling cabinetry, granite countertops, a gas range, updated appliances, and a charming walk-through pantry with rustic barn board accents, industrial shelving, coffee station, and a second fridge/freezer. A mudroom with custom lockers and a built-in bench leads conveniently into the pantry and kitchen.

Upstairs, retreat to your king-sized primary



suite with stunning lake views and a spacious walk-in closet. The luxurious ensuite features dual vanities, a soaker tub, and an oversized shower. Two more large bedrooms are connected by a Jack-and-Jill bathroom, each with its own vanity, private toilet/shower space, and built-in desk and bookcase. The second-floor laundry room offers floor-to-ceiling storage, while the bonus room adapts to suit your family's needs.

Downstairs, the walkout basement is built for fun and function, with space for a home gym, theatre area, and a full wall of built-ins for games and gear. The lower-level mudroom is perfect for drying off after a lake swim or lacing up skates in winter. A full bathroom and additional bedroom complete the space.

Outdoor entertaining? You've got it covered with a Duradek upper deck (2023), two retractable awnings, and a gas line for your BBQ. Mechanical highlights include: 2 furnaces (1 newer), 2 A/C units (1 newer), combi boiler for in-floor heat in the basement & garage, tankless hot water, and updated irrigation.

And don't miss the heated triple garage " configured with one double door and one single, plenty of room for vehicles and gear, plus in-floor heat and workbench space for year-round comfort and function.

From beach towels to wine glasses, this property has room for every version of your best life.

Welcome home to Crystal Shores " where good vibrations meet refined lakefront living.

Built in 2005

## **Essential Information**

MLS® #	A2227091
Price	\$1,688,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,979
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	188 Crystal Shores Drive
Subdivision	Crystal Shores
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L1

### Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Triple Garage Attached, Workshop in Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front

### Interior

Interior Features	Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Recreation Facilities, Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, Barbecue, Dock, Dog Run
Lot Description	No Neighbours Behind, Pie Shaped Lot, Waterfront
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	TN
HOA Fees	607
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Power Properties
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