

\$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

FROM BEACH BOYS TO LUXURY –
LAKEFRONT LIVING IN CRYSTAL SHORES

Welcome to 188 Crystal Shores Drive, where laid-back lake vibes meet elevated luxury in Okotoks's™ 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 – a perfect space for quiet productivity or creative pursuits. Host gatherings in the formal dining/flex room, or unwind in the family room featuring lake views, a gas fireplace, and built-in bookcases.

The chef'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 barnboard accents, industrial shelving, a 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 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 flexes 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 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 installed in 2024, two retractable awnings, a gas line for your BBQ, and a fully fenced dog run for your four-legged family members. Mechanical highlights include two furnaces (one newer), two A/C units (one newer), a combi boiler for in-floor heat in the basement and 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.

This property has every version of your best life, from beach towels to wine glasses and dog toys. 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 | 17 |
| Zoning | TN |
| HOA Fees | 607 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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