

**4214, 92 Crystal Shores Road  
Okotoks, Alberta**

**MLS # A2263113**



**\$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>	999 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	N/A		
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Bigger. Better. Brilliantly Designed. Welcome to one of the RARE OVERIZED units in the popular Mesa complex, nearly 1,000 sq ft (999 to be exact!) of beautifully designed living space. What truly sets this home apart? The FULLY ENCLOSED DEN with a DOOR, a private, versatile room perfect for a home office, guest space, or cozy reading nook. Most units here feature an open &ldquo;den&rdquo; area near the entrance, but this one offers that added privacy and function you&rsquo;ve been wishing for. With two spacious bedrooms, two full bathrooms, and a smart split-bedroom layout, this home delivers both comfort and flexibility. The kitchen opens into a bright, welcoming living area that steps out to a private balcony, ideal for morning coffee or unwinding after the day. You&rsquo;ll love the convenience of two titled parking stalls (one underground and one surface), plus access to all the Mesa amenities, clubhouse, fitness area, and of course, Crystal Shores Lake privileges for those summer paddleboard or beach days. If you&rsquo;ve been looking for a standout unit with more room, more privacy, and more possibilities, this is the one.