

# \$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	Heated Garage, Garage Door Opener, Triple Garage Attached, Workshop in Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Sump Pump(s), Bookcases, Recreation Facilities, Recessed Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Garburator, Tankless Water Heater, 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	Balcony, Awning(s), 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	4
Zoning	TN
HOA Fees	607
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.