

53 CRYSTAL SHORES HILL ~ OKOTOKS ~



THE
McKELVIE
GROUP.com

403.247.9988
info@themckelviigroup.com
www.themckelviigroup.com



real
Real Broker

53 CRYSTAL SHORES HILL - OKOTOKS

Located on a quiet street in desirable Crystal Shores sits a lovely 2-storey, 4-bedroom, 3.5-bathroom family home with over 1,550 square feet of fully developed living space. This extraordinarily large, inviting property is characterized by exposed aggregate walkways and mature landscaping throughout providing optimal privacy. A spacious entryway introduces you to a comfortable living room with corner fireplace complete with a custom built-in shelving unit. The open kitchen features a large island, cinnamon stained maple cabinetry, pots and pans drawers, corner pantry, and a stainless-steel appliance package, including an overhead microwave oven. Adjacent to the kitchen is a large dining space and access to a massive rear deck and sunny west facing backyard with a firepit. The main level extending to the outdoor space is ideal for entertaining your family and friends. Laminate flooring, additional storage and a 2-piece powder room complete this floor. Three bedrooms are upstairs including the generously sized master with 4-piece bathroom and walk-in closet. Convenient upper laundry and another 4-piece bathroom can also be found on this level. The 4th bedroom and another 4-piece bathroom is located in the professionally finished lower level ideal for older children or overnight guests. Enjoy a game or a movie in the large media room. Park in the oversized double car garage with tons of storage options. Crystal Shores is a lake community where you can swim, boat, paddle, fish, skate, play hockey and host private parties at your own leisure. Steps away from your own park, schools are nearby and a quick and easy commute to Calgary!

53 Crystal Shores Hill Okotoks, AB T1S 2H7

Residential

Active

A1148402

DOM: 1

LP: \$425,000.00

OP: \$425,000.00

PD:



Class: Detached

City: Okotoks

County: Foothills County

District:

Type: House

Subdivision: Crystal Shores

Levels: Two

Ttl Beds: 4

Year Built: 2005

F/H Bth: 3/1

LINC#: 0030199715

LP/SF: \$272.79

Arch Style: 2 Storey

Suite: No

Possession: 90 Days / Neg

Lot Size: 4489 SqFt

Lot Dim:

Lot Depth: 42.73 M 140.2'

Front Length: 9.73M 31`11"

Lot: 11 **Condo:** No

Legal Pln: 0313188 **Blk:** 20

Zoning: R1S

Tax Amt/Yr: \$3,015.00/2021

Title to Lnd:

Loc Imp Amt:

Disclosures: No Disclosure

Front Exp: E

Restrict: Utility Right Of Way

Recent Change: **09/28/2021 : NEW**

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 72	Mtr2	779	SqFt
EnSt Bth:	1	0	3	0	0	Rms Abv: 7	Upper: 72	Mtr2	779	SqFt
	0	0	0	0	0		Blw Grade: 0	Mtr2	0	SqFt
Garage Dim:	23`0" x 21`4"						Total AG: 144.74	Mtr2	1,558.00	SqFt

Property Information

Basement:	Finished, Full	Lndry Feat:	Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate, Linoleum
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Double Garage Detached, Garage Door Opener, Oversized, See Remarks Total: 4		
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

Property Information

- Comm Feature:** Golf, Park, Schools Nearby, Playground, Street Lights, Tennis Court(s), Shopping Nearby
- Lot Features:** Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot, See Remarks
- Appliances:** Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
- Other Equip:** None

Rooms

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
Kitchen	Main	10`10" x 9`8"	3.30M x 2.95M	Dining	Main	13`5" x 9`0"	4.09M x 2.74M
Living	Main	15`6" x 13`6"	4.72M x 4.11M	Family	BSMT	19`10" x 17`0"	6.04M x 5.18M
Foyer	Main	5`8" x 5`4"	1.73M x 1.62M	Mud Rm	Main	7`3" x 6`0"	2.21M x 1.83M
Laundry	Upper	6`9" x 3`0"	2.06M x 0.91M	Primary Bed	Upper	13`2" x 11`0"	4.01M x 3.35M
Bedrm	Upper	11`0" x 10`3"	3.35M x 3.12M	Bedrm	Upper	12`0" x 9`0"	3.66M x 2.74M
Bedrm	BSMT	11`3" x 10`7"	3.43M x 3.22M	2pc Bathroom	Main	5`0" x 4`10"	1.52M x 1.47M
4pc Bathroom	BSMT	8`3" x 5`0"	2.51M x 1.52M	4pc Bathroom	Upper	10`8" x 5`0"	3.25M x 1.52M
4pc Bathroom	Upper	10`5" x 7`5"	3.18M x 2.26M				















































































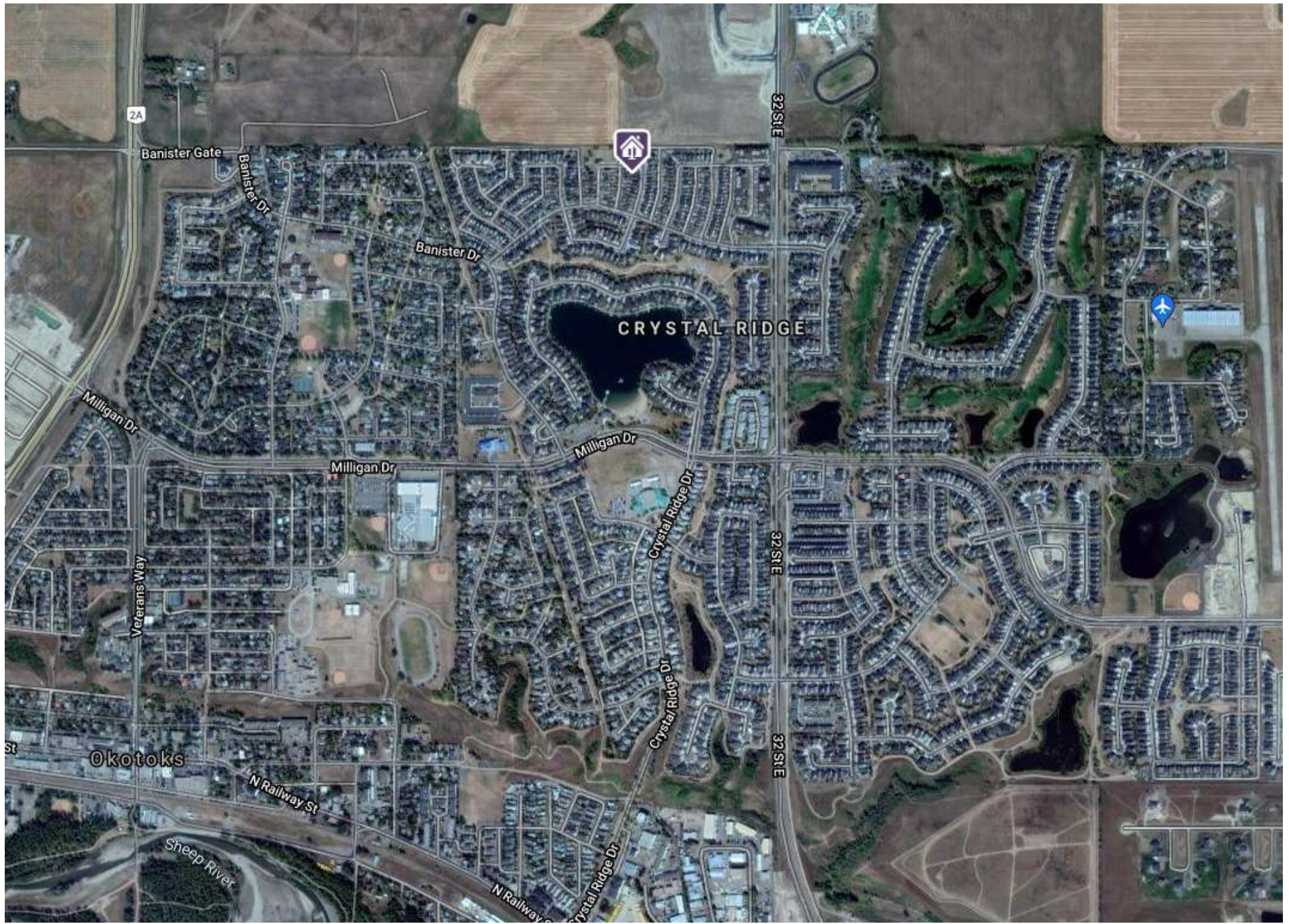








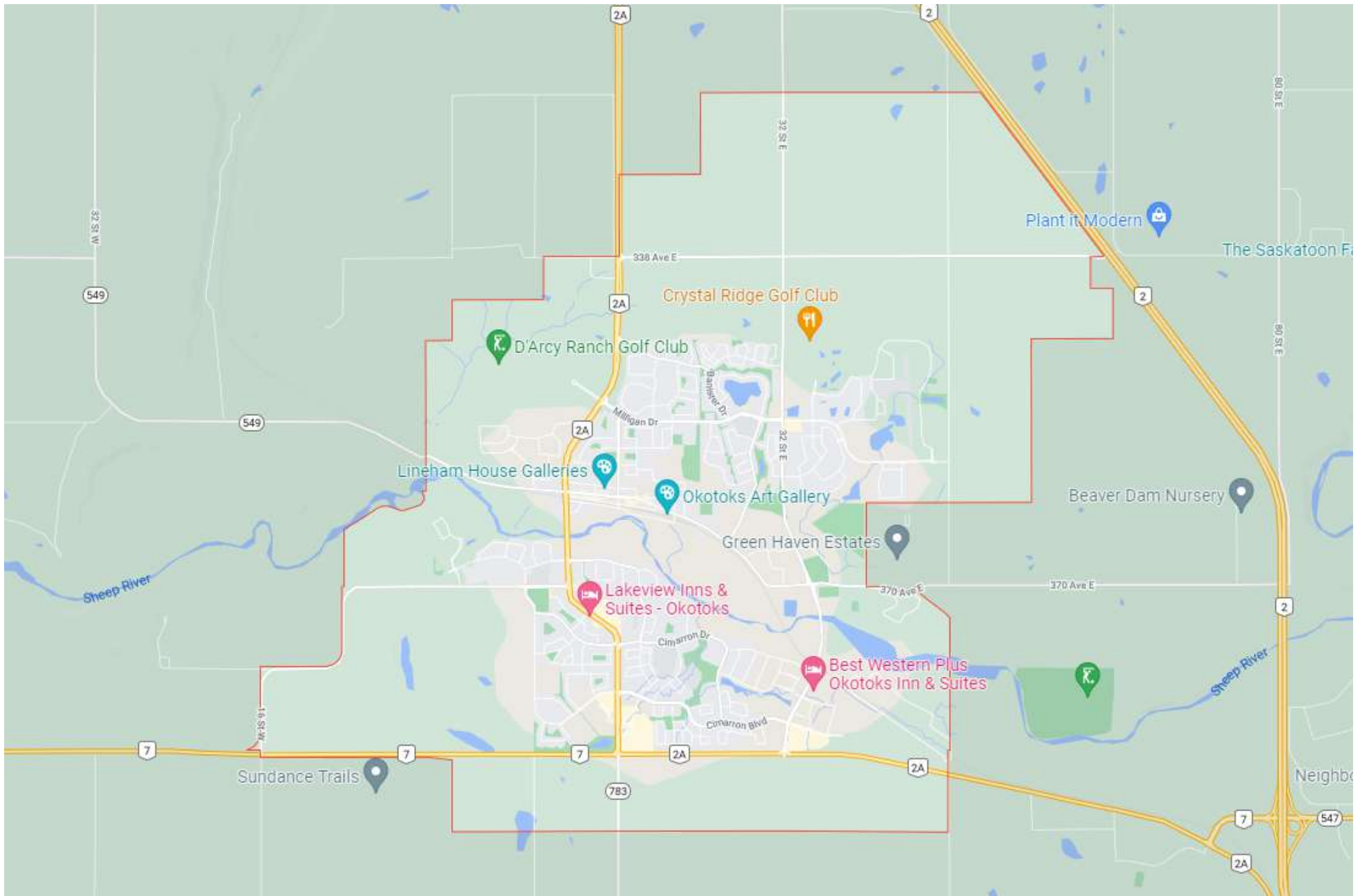




WELCOME TO OKOTOKS

Okotoks is a town in the Province of Alberta, Canada. It is situated on the Sheep River, approximately 18 km (11 mi) south of the City of Calgary. The town is a member of the Calgary Regional Partnership, a cooperative of municipalities within the Calgary Region. Okotoks has emerged as a bedroom community of Calgary.





HISTORY:

The town's name is derived from "ohkotok", the Blackfoot First Nation word for "rock". The name may refer to Big Rock, the largest glacial erratic in the Foothills Erratics Train, situated about 7 km (4.3 mi) west of the town.

Before European settlement, journeying First Nations used the rock as a marker to find the river crossing situated at Okotoks. The tribes were nomadic and often followed large buffalo herds for their sustenance. David Thompson explored the area as early as 1800.

Soon trading posts were established, including one built in 1874 at the Sheep River crossing in the current town. This crossing was on a trade route called the Macleod Trail, which led from Fort Benton, Montana to Calgary.

In 1879, the area saw the killing of the last buffalo. Government leasing of land for one cent per acre (\$2.47/km²) began in 1880. This created a major change in the region. The first settlers arrived in 1882.

A community grew around a sawmill that was established in 1891, and it would grow in size. The last stagecoach stopped in Okotoks in 1891 when rail service between Calgary and Fort Macleod replaced horse-drawn travel. By 1897 the community name had changed three times, first from Sheep Creek, to Dewdney after Edgar Dewdney the Lieutenant Governor of the Northwest Territories, and later being informed by post office authorities in Ottawa of an older settlement named Dewdney in Lower Mainland, British Columbia, the name Okotoks was chosen by local businessman John Lineham. The rail line is still a main line south to the U.S. border, but the last of the passenger service (Dayliner unit) ended in 1971.

In 2007, the energy efficient Drake Landing Solar Community was established in Okotoks.



ECONOMY:

The sawmill that was established by John Lineham along the Sheep River in 1891 operated for 25 years and was a major part of the local economy. At one time it employed 135 people, producing an average of 30,000 feet (9,000 m) of lumber per day. The growth of the Canadian Pacific Railway created a demand for railway ties and the mill helped meet that demand. Logs were brought down from the west via the Sheep River. The mill has long since disappeared but one building (one of the oldest remaining in the township) still stands. It housed an award-winning (butter) dairy from the 1920s to the 1940s. It currently houses a law office and restaurant. In May 2015 the Old Creamery was severely damaged following a suspected arson attack. On 15 June 2015 the Town Council voted to demolish the building.

In 1900, just west of Okotoks, four brick-making plants were opened. Many of the first brick buildings in Okotoks (of which a number still exist) were constructed using locally-made brick. The industry reached its peak in 1912, when twelve million bricks were manufactured. The outbreak of World War I caused the shutdown of "Sandstone" as it was known.

By 1906 the population had hit 1900, a figure that would not be reached again until 1977.



ECONOMY:

Oil was discovered west of Okotoks on October 7, 1913. Okotoks became the supply centre. In its heyday, from 1913 to the 1960s, Okotoks was busy with horses, wagons, and transports hauling all types of equipment to the oil fields, and crude oil back through town to refineries in Calgary.

The Texas Gulf sulphur plant (known as CanOxy) opened in 1959, employing 45 people. It was not unusual to see the bright yellow, three-story high, block-long, block-wide sulphur storage waiting to be melted or ground up and poured into railway cars.

Since 1974, Okotoks has been hosting a collector car auction in late May. It is the longest running collector car auction in Canada.

Okotoks was one of the few communities its size to have its own airport. A number of small air shows were held there over the years. It was the home of an aircraft charter company, flight school, and a helicopter flying school. The site has now evolved into an airpark community called the Calgary/Okotoks Air Park, where the property owners, if they wish, can build homes with attached hangars for their private planes. There is also a small private aerodrome, Calgary/Okotoks (Rowland Field) Aerodrome. Otherwise, like other communities in the vicinity of Calgary, it is served by Calgary International Airport.

TOWN OF OKOTOKS

5 Elizabeth Street
PO Box 20, Station Main
Okotoks AB T1S 1K1
Main line: 403-938-4404
<https://www.okotoks.ca/>



The town of Okotoks website offers all the information you need to learn about the town of Okotoks. Find information on the community, government, services & business

FACEBOOK: <https://www.facebook.com/townofokotoks/>

INSTAGRAM: <https://www.instagram.com/townofokotoks/>



OKOTOKS TRANSIT:

The Okotoks Transit on-demand curb-to-curb ride sharing service launched on December 2, 2019. <https://www.okotokstransit.ca/>

POINTS OF INTEREST

<https://okotoks.maps.arcgis.com/apps/Shortlist/index.html?appid=42df1fc2ce5746ed942aa69dbf589e8a>

OKOTOKS MUSEUM & ARCHIVES

49 N RAILWAY STREET,
OKOTOKS, AB T1S 1J3
403-938-8969

LINEHAM HOUSE ART GALLERY

33 Elma Street West

OKOTOKS ART GALLERY

53 North Railway Street

HISTORIC SPACES

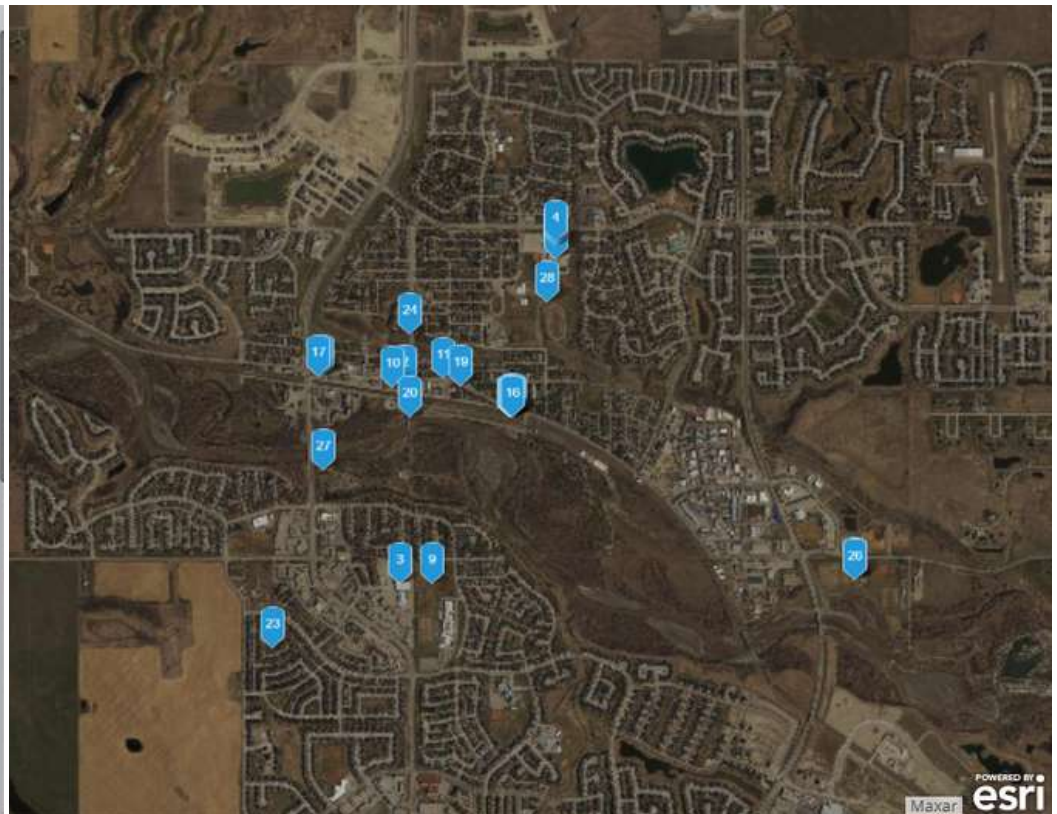
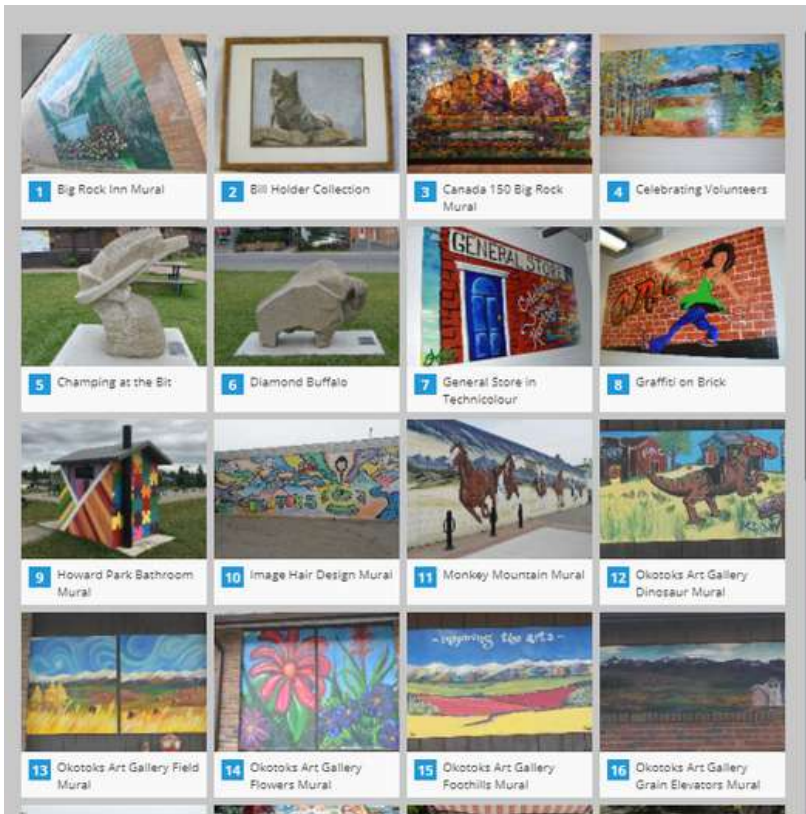
Buildings and other locations in Okotoks of significant value regarding culture, heritage, and preservation.

<https://okotoks.maps.arcgis.com/apps/Shortlist/index.html?appid=42df1fc2ce5746ed942aa69dbf589e8a>



MURALS, OUTDOOR & PUBLIC ART

MAP & GUIDE LINK: <https://okotoks.maps.arcgis.com/apps/Shortlist/index.html?appid=42df1fc2ce5746ed942aa69dbf589e8a>



OKOTOKS PUBLIC LIBRARY

The Okotoks Public Library has a vast collection and offers visitor/information services, internet access, and, as a member of the TRAC library system, has access to 3 million items.

7 Riverside Drive, Okotoks

403-938-2220

www.okotokslibrary.ca



CULTURE & EDUCATIONAL PROGRAMS

<https://www.okotoks.ca/your-community/culture-heritage/culture-programs>

VISITOR INFORMATION CENTRE

Visit the Okotoks Visitor Information Centre at the Okotoks Art Gallery!
53 North Railway St.

Located in the heart of downtown Okotoks, the Visitor Information Centre (VIC) offers friendly staff that are available to help visitors with directions, find exciting things to do in the area, and more. Informational brochures for all around Southern Alberta are available.

Dropping into the VIC is also an opportunity for visitors to enjoy the Okotoks Art Gallery and the Okotoks Museum and Archives, which is located just next door. There is an outdoor brochure rack on the front porch, so visitors can help themselves to maps and other information even when the building is closed.



INDOOR SPORT AND COMMUNITY FACILITIES

- the Okotoks Recreation Centre,
- Pason Centennial Arenas,
- the Okotoks Curling Rink, and
- the Crescent Point Regional Field House

<https://www.okotoks.ca/your-community/amenities/indoor-facilities>



OKOTOKS RECREATION CENTRE

99 Okotoks Dr, Okotoks, AB T1S 1H3

403-938-8954

<https://www.okotoks.ca/your-community/amenities/indoor-facilities/okotoks-recreation-centre>

FEATURES:

Features a swimming pool, ice hockey arenas, gym & fitness, water park, baseball diamonds, track, playing fields and so much more!



OUTDOOR FACILITIES

<https://www.okotoks.ca/your-community/amenities/outdoor-facilities>

Okotoks is home to many fantastic outdoor recreation facilities and parks. Learn more about what our facilities have to offer, and get outdoors!

The Town has ball diamonds, playing fields, tennis courts, cook houses, an outdoor track, as well as basketball courts, football/rugby fields and outdoor skating rinks that are accessible to the public.

Discover the great outdoors with a variety of facilities and spaces including:

Summer Activities:

- Water Spray Park
- Skate Park
- BMX Bike Track
- Playing fields, diamonds and courts
- Beach volleyball courts
- Disc golf course
- Off-leash dog park
- Field Status Reports
- Fields, Diamonds & Courts
- Beach Volleyball Courts
- Champion Park
- Slacklining



Winter Activities:

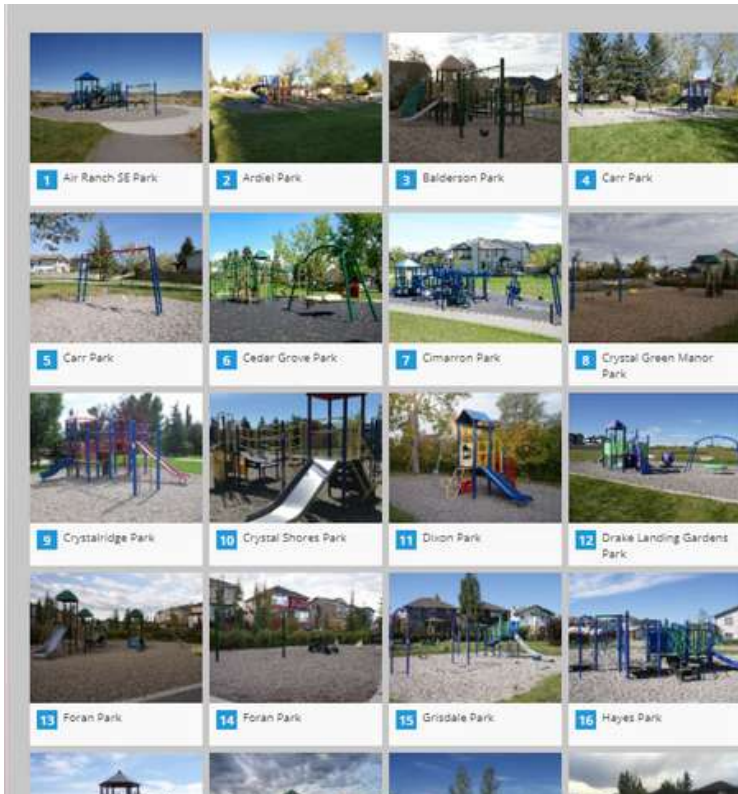
- Outdoor rinks and toboggan hills
- Snowshoeing and cross-country skiing



PARKS, PATHWAYS & PLAYGROUNDS

The Parks team manages and maintains over 175 ha of public parks and open spaces plus another 325 ha of natural areas including the river valley. Okotoks citizens enjoy 92 km of pathway system (which includes 25km of sidewalks); 107 parks; 69 playgrounds; 17 ball diamonds; 2 football/rugby fields; 18 soccer pitches; 3 tennis courts, 6 pickleball courts; 3 locations of outdoor fitness equipment; 1 multi-use sport court; a BMX track; a water spray park, skateboard park, community garden and various outdoor skating rinks and toboggan hills.

<https://okotoks.maps.arcgis.com/apps/Shortlist/index.html?appid=6ff24aa90288476bbd527483b18c5da3>



OKOTOKS OFF LEASH DOG PARK & PARKING LOT

Drake Landing Loop, Okotoks



WizGolf Okotoks - Indoor Golf

100 Stockton Ave, Okotoks, AB T1S 1A9

403-938-7733

<http://www.wizgolf.ca/>

GOLF

RIVER'S EDGE GOLF CLUB

370137 64 St E, Okotoks, AB T1S 1A5

403-938-4200

<http://www.okotoks.golf/>



CRYSTAL RIDGE GOLF CLUB

9 Crystal Green Ln, Okotoks, AB

403-995-5563

<https://crystalridgegolf.com/>



D'ARCY RANCH GOLF CLUB

376 D'Arcy Ranch Drive, Okotoks

403-938-4455

<https://darcyranchgolf.com/>



Riverside Disc Golf Course

Heritage Parkway on the Sheep River



BASEBALL

OKOTOKS DAWGS & SEAMAN STADIUM

256 Don Seaman Way, Okotoks, AB T1S 1A5

403-262-3294

<https://dawgsbaseball.ca/>

The Dawgs participate in the Western Canadian Baseball League. The WCBL boasts a long standing tradition of creating a showcase for top Canadian collegiate athletes while at the same time offering American college players the opportunity to hone their skills in front of enthusiastic baseball fans in towns and cities throughout the Prairies.



GROCERY STORES

CHRISTINE'S NO FRILLS - 9 SANDSTONE GATE, OKOTOKS, AB T1S 1B1

SAFEWAY OKOTOKS - 610 BIG ROCK LN, OKOTOKS, AB T1S 1B3

SOBEYS - OKOTOKS - 700 CORNERSTONE, 201 SOUTHRIDGE DR, OKOTOKS

SAVE-ON-FOODS - 100 SOUTHBANK BLVD, OKOTOKS, AB T1S 0G1

WALMART - 201 SOUTHRIDGE DR UNIT 500, OKOTOKS, AB T1S 2E1

M&M FOOD MARKET - 201 SOUTHRIDGE DR UNIT 335, OKOTOKS, AB T1S 2E1

OKOTOKS NATURAL FOODS - 500 VILLAGE LN #4, OKOTOKS, AB T1S 1Z6

COSTCO - 104 SOUTHBANK BLVD #202, OKOTOKS, AB T1S 0K4

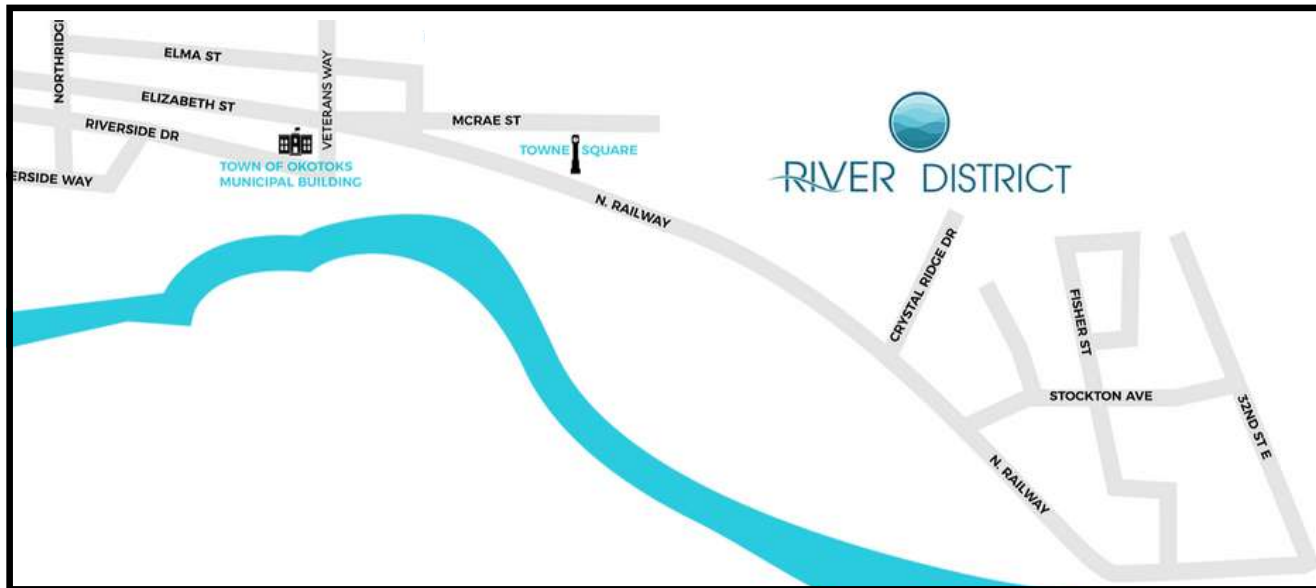


SHOPPING

OLDE TOWNE OKOTOKS

50 McRae St, Okotoks, AB T1S 1J3

<http://www.oldetowneokotoks.ca/>



DINE

With a rich variety of great places to visit, you'll find a new favourite in The River District in Okotoks

SHOP

A haven for boutique shopping, antiques and one of a kind items, you'll always find something you'll cherish

EXPERIENCE

Whether our thriving art scene, musicians or signature events, theres something to discover!

ABOUT

Learn why how the Okotoks River District is uniting businesses to create a strong, resilient association.



SHOPPING



CENTENNIAL VILLAGE

31 SOUTHRIDGE DR SE, Okotoks

CORNERSTONE SPRINGWOOD

201 Southridge Dr, Okotoks

SOUTH BANK CENTRE

104-105 Southbank Blvd, Okotoks



SERVICES

POLICE

CALL 911 for all emergencies.

RCMP

98 Woodhaven Dr,
Okotoks, AB T1S 1L2
(403) 995-6400

<https://www.rcmp-grc.gc.ca/detach/en/d/469>



FIRE DEPARTMENT

CALL 911 for all emergencies.

OKOTOKS FIRE DEPARTMENT

132 Milligan Dr, Okotoks, AB T1S 1W2
(403) 938-4066

<https://www.okotoks.ca/your-services/public-safety/fire-services>



MEDICAL CENTRES

OKOTOKS HEALTH AND WELLNESS CENTRE

11 Cimarron Common, Okotoks, AB T1S 2E9
(403) 995-2600

<https://www.albertahealthservices.ca/findhealth/Service.aspx?id=1003853&serviceAtFacilityID=1063521>

PINNACLE MEDICAL CENTRES SOUTHBANK

158 Southbank St #130, Okotoks, AB T1S 0R5
(403) 917-0664

<https://www.pinnaclemedicalcentres.com/okotoks-southbank/>

PEAK MEDICAL GROUP

200 Southridge Dr #1031, Okotoks, AB T1S 0B2
+1 833-738-7325

<https://www.peakmedicalgroup.ca/>

VILLAGE LANE FAMILY MEDICAL CLINIC

9 - 1300 Village Ln, Okotoks, AB T1S 1Z6
(403) 938-4990

<https://vlmed.ca/>

CHIROPRACTOR & PHYSICAL THERAPY

COMPLETE HEALTH CHIROPRACTIC & MASSAGE

105 Southbank Blvd #201, Okotoks, AB T1S 0G1
(403) 995-4640

<https://www.completehealthcenter.ca/>

LIFEMARK PHYSIOTHERAPY & SPORT MEDICINE OKOTOKS

99 Okotoks Dr, Okotoks, AB T1S 1A8
(403) 995-2131

https://www.lifemark.ca/Okotoks?utm_source=GMB&utm_medium=Organic&utm_campaign=Alberta&utm_content=Okotoks

ASCENT HEALTH & SPORT THERAPY

1904 20 Ave NW, Calgary, AB T2M 1H5
(403) 764-1200

<https://ascent.health/>

OKOTOKS CHIROPRACTIC & MASSAGE THERAPY

40 Elizabeth St, Okotoks, AB T1S 1A5
(403) 938-2065

<https://okotokschiropractic.ca/>

ALBERTA INSTITUTE FOR SPINE & SPORT THERAPY

158 Southbank St Unit 110, Okotoks, AB T1S 0R5
(403) 938-4111

<https://www.albertaspineandsport.com/>

VETS



OKOTOKS VETERINARY CLINIC

105 Southbank Blvd Unit 203, Okotoks
403-995-9700

<https://www.okvc.ca/>

BIG ROCK ANIMAL CLINIC

47 McRae St, Okotoks, AB T1S 1A5
403-938-4171

<https://bigrockanimalclinic.com/>

FOOTHILLS ANIMAL HOSPITAL

34 Southridge Dr #6, Okotoks, AB T1S 2G5
403-938-3791

<https://www.foothillsanimalhospital.ca/>

ELIZABETH STREET PET HOSPITAL

74 Elizabeth St #2, Okotoks, AB T1S 1B5
403-982-8387

<https://www.elizabethstreetvet.com/>

ANIMAL HOSPITALS: [LINK TO MORE](#)

DENTISTS

MOUNTAIN OAK DENTAL

109 Southbank Blvd #101,
Okotoks
403-982-2242

<https://mountainoakdental.com/>

OKOTOKS DENTAL

66 N Railway St,
Okotoks, AB T1S 1J3
403-938-6684

<http://okotoksdental.com/>

OKOTOKS FAMILY DENTAL

121 Elma St W,
Okotoks, AB T1S 1J8
(403) 938-0911

<https://okotoksfamilydentist.ca/>

[LINK TO MORE](#)



EYES



OKOTOKS EYECARE

201 Southridge Dr Suite 303, Okotoks
403-938-4300

<https://okeyecare.com/>

EYES 360

27D McRae St, Okotoks, AB T1S 1A5
(587) 208-3937

<https://www.eyes360.ca/>

SCHOOLS

EVERYTHING FROM KINDERGARTEN
TO ADULT LEARNING.....

CLICK LINK BELOW TO VIEW THE FULL LIST

<https://www.okotoks.ca/your-community/living-okotoks/schools>



BIG ROCK SCHOOL (K-6)

Foothills School Division
33 Hunters Gate,
Okotoks, Alberta T1S 2A4
(403) 938-6666

<https://www.foothillsschooldivision.ca/bigrock>

DR. MORRIS GIBSON SCHOOL (K-6)

Foothills School Division
147 Crystalridge Drive, Okotoks, Alberta T1S 2B2
(403) 938-6221

<https://www.foothillsschooldivision.ca/drmorrisgibson>

ECOLE GOOD SHEPHERD SCHOOL (K-6)

Christ the Redeemer Catholic School Division
#1 McRae Street, Box 1318, Okotoks, AB, T1S 1B3
(403) 938-4318

<http://www.goodshepherdschool.ca/>

MEADOW RIDGE SCHOOL (K-9)

Foothills School Division
21 Chinook Arch Way,
Okotoks, Alberta. T1S 5T6
403-995-4808

<https://www.foothillsschooldivision.ca/meadowridge>

ECOLE OKOTOKS JUNIOR HIGH (7-9)

Foothills School Division
#1 Pacific Ave.,
Okotoks, Alberta T1S 2A9
(403) 938-4426

<https://www.foothillsschooldivision.ca/okotoksjunior>

HOLY TRINITY ACADEMY (10-12)

Christ the Redeemer Catholic School Division
338072 - 32nd St. E., RR 2,
Okotoks, AB
403-938-2477

<http://holytrinityacademy.ca/>

