



Class:	Apartment	Area:	Okotoks
County:	Foothills County	Zone:	
Type:	Low Rise (2-4 stories)	Community:	Crystal Shores
Levels:	Single Level Unit	Postal Code:	T1S 2M8
Year Built:	2009	Condo Type:	Conventional
LINC#:	0033687096		
Arch Style:	Low-Rise(1-4)		
Possession:	30 Days / Neg		
Legal Desc:	0815864 - 478 - UF35	Lot:	478
Legal Pln:	0815864 Blk:	LP/SF:	\$231.10
Land Use:	R3	Tax Amt/Yr:	\$1,739.00/2020
Title to Lnd:	Fee Simple	Loc Imp Amt:	
New HM:	No	HOA:	Yes
Reports:		Condo Fee:	\$483/Monthly
Restrict:	Restrictive Covenant-Building Design/Size		
Disclosures:	No Disclosure		

Public Remarks: COME VIEW THE 3D TOUR of this immaculate two bedroom, two bath & den apartment at MESA, a superbly well run and well constructed development on the North side of Okotoks. This unit is situated on the cooler North side of building 1000 and well away from the noise of 32nd St. The home has everything you could want including large spacious rooms and a great kitchen with a pantry & quality Samsung STAINLESS STEEL APPLIANCES, plenty of cupboard and counter space & a sit up eating bar with upgraded pendant lighting. The adjacent dining area is spacious and sits beneath an upgraded chandelier light fixture. The living room has a GAS FIREPLACE for those cool winter nights. The spacious master bedroom has a big walk through closet & a 4-pc en-suite. The second bedroom is a good size & is conveniently located next to the second bathroom with its sliding glass door walk in shower. Nice den area situated by the entrance. Also in this area is an almost unique feature at MESA, a deep storage closet, behind mirrored sliding glass doors, providing terrific additional storage. The in suite laundry closet completes the interior space. The covered balcony has a BBQ gas line. TWO TITLED PARKING SPACES, one underground (with a large storage locker) & one surface stall. Underground car wash bay. The popular MESA complex offers an EXCELLENT AMENITY BUILDING with a variety of facilities, including a gym, games tables, steam room, etc. Plenty of visitor parking. Located in Okotoks' only LAKE COMMUNITY! Make it yours!

Rooms & Measurements

	2P	3P	4P	5P	6P	Level	Mtr2	SqFt	Lot Size:	SqFt
Baths:	0	1	0	0	0	Main:	80	865	Frnt Lngth:	
EnSt Bth:	0	0	1	0	0	Upper:			Lot Dim:	
Bed Abv:	2	Beds:		2		Blw Grade:				
Rms Abv:	6	F/H Bth:		2/0		Total AG:	80	865		

Property Information

Basement:	None	Lndry Feat:	In Unit
Heating:	In Floor, Natural Gas	Cooling:	None
Suite:	No	Fireplaces:	1/Gas, Living Room, Mantle, Tile
Construction:	Stone, Stucco	Flooring:	Carpet, Linoleum
Foundation:	Concrete	Fencing:	
Exterior Feat:	Balcony	Balcony:	Balcony(s)
Roof Type:	Asphalt Shingle	Garage Dim:	
Front Exp:	N		
Parking:	Stall, Titled, Heated Garage, Underground		
Features:	Breakfast Bar, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Storage		
Comm Feature:	Golf, Lake, Schools Nearby, Playground, Sidewalks, Shopping Nearby		
Lot Features:	Close to Clubhouse		
HOA:	\$263.00/Annually		
Goods Include:	Contact listing agent for full list of included and excluded items.		
Appliances:	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	Wall mounted television (the wall mount itself is included).		
Utilities:			

Condo Information

Condo Name:	Mesa	Floor #:	2
Condo Type:	Conventional	Total Floors:	4
Mgmt Co/Ph:	Simco/4032340166	Common Walls:	2+ Common Walls
Prk Plan Type:	Titled		
Legal Desc:	0815864/478	Prk Stall #:	UG99. S55
Legal Park:	0815864/527 & 595	Storage Type:	In Unit, Separate from
		Unit Exposure:	N
Legal Stor:		Unit Factor:	35
Total Units:			
Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water	Locker #:	Unit
		Registrd Size:	By P'king Space
Reg Size Incl:		Prk Unit Factor:	7
Assoc Amen:	Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Recreation Facilities, Trash		