

# \$699,900 - 153 Milligan Drive, Okotoks

MLS® #A2246517

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,008 sqft

Residential on 0.13 Acres

Crystal Shores, Okotoks, Alberta

Welcome to this beautifully updated 2,000 sq. ft. two-storey home in the highly sought-after community of Crystal Shores, Okotoks — offering year-round lake access and a lifestyle you™ll love! Step inside to find new engineered hardwood flooring throughout the main and upper levels, complemented by modern baseboards and casings. The freshly completed knockdown ceilings (2024) add a clean, contemporary feel, while the spectacular new kitchen island (2024) serves as the perfect centrepiece for entertaining or family gatherings.

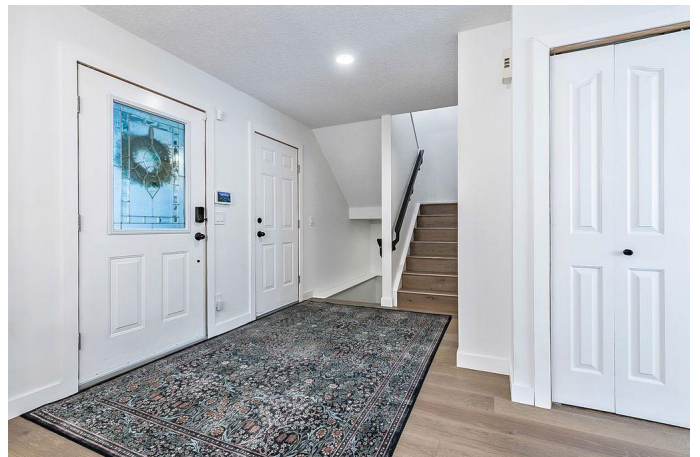
The spacious primary bedroom features stunning wall paneling, creating a warm and inviting retreat. Downstairs, you™ll find an illegal one-bedroom basement suite complete with its own laundry.

Enjoy peace of mind with major updates including a new furnace, hot water tank, water softener, and an impressive 6.4 kW solar system, all installed in 2024 — bringing both efficiency and sustainability to your home.

Located just steps from top-rated schools, parks, and the Okotoks Recreation Centre, this home blends style, comfort, and convenience in a family-friendly neighborhood.

Built in 2001

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2246517    |
| Price          | \$699,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,008       |
| Acres          | 0.13        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 153 Milligan Drive |
| Subdivision | Crystal Shores     |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 1W2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Beach Access     |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island                                                                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings |
| Heating           | High Efficiency                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |

Basement                      Full, Suite, Walk-Out

**Exterior**

Exterior Features      Balcony  
Lot Description        Sloped  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             August 7th, 2025  
Days on Market        13  
Zoning                  TN  
HOA Fees                303  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Solutions

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