



THE
A-TEAM

**RE/MAX
FIRST**

183 CIMARRON Drive, Okotoks T1S 2P4

MLS®#: **A2118877**

Area: **Cimarron**

Listing Date: **03/31/24**

List Price: **\$745,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,940 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,693**
Low Sqft:
Ttl Sqft: **2,693**

DOM

49

Layout

Beds: **6 (3 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`11" x 7`1"
Dining Room	Main	10`6" x 13`0"
Office	Main	9`5" x 10`0"
Bedroom - Primary	Upper	12`10" x 15`9"
Bedroom	Upper	9`11" x 10`11"
Kitchen With Eating Area	Basement	8`4" x 15`6"
Bedroom	Basement	10`0" x 14`9"

Room	Level	Dimensions
Kitchen	Main	12`11" x 19`3"
Living Room	Main	15`2" x 15`4"
Mud Room	Main	5`4" x 5`11"
Bedroom	Upper	10`0" x 12`3"
Laundry	Upper	5`11" x 8`6"
Bedroom	Basement	11`9" x 12`6"
Bedroom	Basement	9`3" x 10`8"

Furnace/Utility Room
2pc Bathroom
5pc Ensuite bath
Loft

Basement
Main
Upper
Upper

9`0" x 14`6"
4`11" x 5`4"
7`3" x 15`9"
7`9" x 22`10"

Bonus Room
4pc Bathroom
4pc Bathroom

Upper
Upper
Basement

12`4" x 15`6"
5`9" x 9`0"
5`5" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0613997

Zoning:
TN - Traditional Neighbou

Remarks

Pub Rmks:

Welcome to your future home and one of the largest homes on the street. Over 3850sqft of living space, a 6 Bedroom home that has a bonus room plus an office room, located right next to Cimarron park and a pond. This home is one of the two homes over 2650 that has a straight pond view from the bonus room. This is THE home you have been waiting for. It has a large kitchen with built in oven & microwave, a large island with more than enough space for a dining table. It also has extended cabinets plus a walk in pantry. Open concept living room is spacious with a beautiful mantel and a gas fireplace. Next to the kitchen you have an amazing flex space with high ceiling that gives you the luxury feel in the home. The upper floor features a mezzanine looking onto the flex space. This floor has a spacious bonus Room with the amazing pond/open space view with large windows. There are 3 large bedrooms including a master bedroom with huge walk in closet, a nook and a nice 5 piece ensuite. Main laundry room is located right next to bathroom for convenience. The basement is complete with additional 3 bedrooms, a secondary kitchenette with dining area with a full bathroom plus a second set of laundry in the furnace room for convenience.

Inclusions:
Property Listed By:

Shed in the back yard
Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











