



THE
A-TEAM

**RE/MAX
FIRST**

29 CIMARRON SPRINGS Road, Okotoks T1S 0A8

MLS® #: **A2119993**

Area: **Cimarron Springs**

Listing Date: **04/05/24**

List Price: **\$872,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2008**
Lot Information
Lot Sz Ar: **4,623 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,841**
Low Sqft:
Ttl Sqft: **2,841**

DOM

44
Layout
Beds: **3 (3)**
Baths: **3.5 (2 3)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Low Maintenance Landscape,Street Lighting**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **See Remarks,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,French Door,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`3"
Dining Room	Main	12`4" x 13`1"
Living Room	Main	15`9" x 15`2"
5pc Ensuite bath	Upper	9`2" x 15`11"
Bedroom	Upper	10`0" x 16`4"

Room	Level	Dimensions
Office	Main	10`0" x 9`5"
Kitchen	Main	13`3" x 19`7"
4pc Bathroom	Upper	5`11" x 9`1"
Bedroom - Primary	Upper	19`10" x 19`11"
Bedroom	Upper	11`0" x 15`0"

Bonus Room
Walk-In Closet
2pc Bathroom
Exercise Room

Upper
Upper
Basement
Basement

21`0" x 12`6"
11`0" x 8`2"
3`3" x 9`7"
14`4" x 30`3"

Laundry
2pc Bathroom
Game Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

8`6" x 6`0"
2`11" x 7`2"
15`11" x 15`2"
27`10" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0613997

Remarks

Pub Rmks:

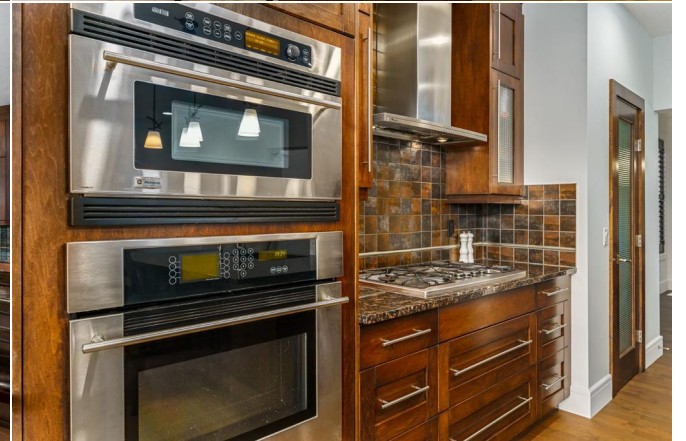
Step into this exquisitely crafted two-story residence, nestled in the captivating town of Okotoks. Situated in the highly sought-after community of Cimarron Springs, this home showcases a multitude of high-quality finishes and enhancements throughout, including hardie board siding, "CALIFORNIA SHUTTERS" wooden blinds , and an array of built-in elements. Upon entering, you will be greeted by an expansive foyer, leading you to a spacious mudroom, a generously sized office, and an elegant formal dining room, seamlessly flowing into the magnificent kitchen. The kitchen itself is a haven for culinary enthusiasts, featuring luxurious granite countertops, an abundance of cabinetry, a built-in oven and microwave, a pantry, and a gas countertop stove, fulfilling every chef's desires. Adjacent to the kitchen, a warm and inviting living room awaits, complete with a charming gas fireplace, providing the perfect setting for entertaining and creating cherished memories. Ascending to the second level, you will discover a substantial bonus room, ideal for hosting gatherings or designing a versatile space to suit your needs. This versatile room also boasts a built-in desk, enhancing its functionality. The lavish master suite offers a serene retreat, boasting a walk-in closet and an opulent five-piece ensuite with a double entry tub/shower, providing a tranquil escape. Conveniently, the master suite provides direct access to the laundry room. Two additional sizeable bedrooms, each adorned with generous closets, can be found on this level as well. For those who prioritize an active and health-conscious lifestyle, the fully finished basement presents a sanctuary. Revel in the luxury of a European style sauna, complete with a cold tub and shower. Additionally, the basement offers a two-piece bathroom, a generous exercise room, and an additional living area, providing ample space for recreation and relaxation. Outside, a cozy backyard oasis awaits, boasting a spacious deck and a delightful gazebo, offering the perfect sanctuary to unwind and relish in moments of tranquility after a bustling day. Conveniently positioned within a mere ten-minute stroll from an array of amenities, including shopping, schools, parks, and more, this residence epitomizes the essence of idyllic small-town living. Embrace the opportunity to make this exceptional property your forever home.

Inclusions:
Property Listed By:

N/A
Greater Calgary Real Estate

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













29 Cimarron Springs Rd, Okotoks, AB

Main Building Total Exterior Area Above Grade: 2841.70 sq ft



Main Floor
Exterior Area: 1317.16 sq ft

Bed Floor
Exterior Area: 1424.53 sq ft

Basement (Below Grade)
Exterior Area: 107.01 sq ft

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: (22/04/2023)
BIGUIDE

29 Cimarron Springs Rd, Okotoks, AB

Main Floor Exterior Area: 1317.16 sq ft
Interior Area: 1132.03 sq ft
Estimated Area: 485.54 sq ft



0 2 4 6 8 10

PREPARED: (22/04/2023)

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BIGUIDE

29 Cimarron Springs Rd, Okotoks, AB

Bed Floor Exterior Area: 1424.53 sq ft
Interior Area: 1132.03 sq ft
Estimated Area: 485.54 sq ft



0 2 4 6 8 10

PREPARED: (22/04/2023)

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BIGUIDE

Basement (Below Grade)	Exterior Area 1071.98 sq ft Interior Area 960.35 sq ft Excluded Area 40.66 sq ft
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*While regions are excluded from total floor area in QUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

