



THE
A-TEAM

**RE/MAX
FIRST**

9 CIMARRON GROVE Drive, Okotoks T1S 2H2

MLS® #: **A2120326**

Area: **Cimarron Grove**

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

List Price: **\$499,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,083**

Low Sqft:

Ttl Sqft: **1,083**

Lot Information

Lot Sz Ar: **3,211 sqft**

Lot Shape:

DOM

46

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**

Int Feat: **Vaulted Ceiling(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Kitchen | Main | 12`6" x 10`6" |
| Living Room | Main | 15`6" x 13`0" |
| Bedroom - Primary | Main | 13`0" x 12`6" |
| Bedroom | Basement | 12`6" x 10`0" |
| 3pc Ensuite bath | Main | |
| 4pc Bathroom | Basement | |

| Room | Level | Dimensions |
|---------------------|-----------------|----------------------|
| Dining Room | Main | 11`6" x 10`0" |
| Game Room | Basement | 20`0" x 11`0" |
| Bedroom | Main | 10`0" x 9`6" |
| Bedroom | Basement | 14`6" x 10`0" |
| 4pc Bathroom | Main | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0313517

Zoning:
TN

Remarks

Pub Rmks:

Welcome to this delightful bungalow with a fully finished basement and double detached garage. As you step inside, you'll be captivated by the vaulted ceilings and hardwood floors in the open concept main living space. The kitchen has ample counterspace and the dining room is ideally located nearby. There are two bedrooms on the main level that provide ample space for comfortable living. The spacious master suite is complete with a 3 pc ensuite bathroom for added privacy and convenience. Descend to the fully finished basement, where you'll find two additional bedrooms, a 4-piece bathroom, and a large recreation room that offer's versatile living options. There is also a separate entrance to the basement which could lend itself to many possibilities. Recent upgrades include brand-new carpets and a new water heater, and to keep you comfortable year-round, the property is equipped with a central air conditioning system. This bungalow is just a short distance from a variety of shopping and amenities, making your daily errands a breeze. Whether you're looking for a cozy family home or an investment opportunity, this property offers exceptional value. Don't miss your chance to make this charming bungalow your own. Schedule a viewing today .

Inclusions:
Property Listed By:

None
Century 21 Foothills Real Estate

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









