



THE
A-TEAM

**RE/MAX
FIRST**

259 CIMARRON VISTA Court, Okotoks T1S 0L5

MLS®#: **A2134743** Area: **Cimarron Vista** Listing Date: **05/31/24** List Price: **\$675,000**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2015** Abv Sqft: **2,497**
Lot Information Low Sqft:
 Lot Sz Ar: **6,125 sqft** Ttl Sqft: **2,497**
 Lot Shape:

DOM

120
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac, No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Conditioner, Water Purifier, Water Softener**
 Int Feat: **Central Vacuum, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 20`4"	Dining Room	Main	11`1" x 13`9"
Kitchen	Main	9`3" x 13`9"	Entrance	Main	6`8" x 6`10"
Mud Room	Main	6`8" x 8`4"	Pantry	Main	7`5" x 7`11"
Bedroom - Primary	Second	15`10" x 11`7"	Bedroom	Second	10`3" x 11`5"
Bedroom	Second	10`9" x 12`2"	Bonus Room	Second	14`2" x 21`7"
Laundry	Main	5`0" x 5`8"	5pc Ensuite bath	Second	
2pc Bathroom	Main		4pc Bathroom	Second	

Title: **Fee Simple**
 Zoning: **R1 N**
 Legal Desc: **1015023**

Remarks

Pub Rmks: **Currently the BEST VALUE in Okotoks for a home between 2200-2600 sq. ft. on one of the biggest comparable lots. The curb appeal of this home and its oversized driveway gives it a truly stately appearance. As you enter the home this continues as you are greeted by a large front foyer and hardwood floors that leads to the open kitchen with large island and quartz countertop. A nice big mudroom off the garage also provides for convenient and easy access to entering the home with lots of storage for jackets, shoes, boots and all the accessories we all need when living in Alberta. All stainless steel appliances in the kitchen that also offers a terrific pantry. The large south facing kitchen offers plenty of natural light from the nice big windows. Whether its an informal gathering around the kitchen island or a more formal dinner, there is more than ample space for everyone. The gas fireplace in the open concept living room always helps create the ambience you're looking to achieve. The large composite back deck and concrete patio off of the kitchen is also perfect for having friends and family over for a bbq or special get together. A big backyard makes for a variety of options to suit your needs. As you continue upstairs the size of this home is apparent as it features a very large bonus room that will provide for amazing family movie nights, sharing sporting events on your large tv, or maybe hosting an Academy Awards party. Plenty of space for your popcorn maker. Whatever it might be you will have loads of room to entertain. The master bedroom offers a relaxing ensuite bathroom and large walk in closet. Light some candles and chill out in your soaker tub. The basement features 8 foot ceilings, with big windows to let the sunlight in, and it's also prepared for development with rough in available. A high quality water system is also located in the basement. The location of this property gives you access to almost every amenity you could ever need. Whether it be Costco, Home Depot, the famous Okotoks Dawgs Baseball Stadium, the walking paths of the Sheep River, and quick access to Kananaskis County. This home offers you so much and its exciting to have it come available for sale in this extremely tight market.**

Inclusions: **N/A**
 Property Listed By: **Keller Williams BOLD Realty**

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









