



THE
A-TEAM

**RE/MAX
FIRST**

102 CIMARRON GROVE Circle, Okotoks T1S 2L9

MLS®#: **A2135761**

Area: **Cimarron Grove**

Listing Date: **05/29/24**

List Price: **\$686,205**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2005**
Lot Information
Lot Sz Ar: **4,025 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,989**
Low Sqft:
Ttl Sqft: **1,989**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`1" x 14`2"
Family Room	Basement	14`8" x 13`7"
Bedroom	Second	10`5" x 9`11"
5pc Ensuite bath	Second	12`4" x 8`0"
Bedroom	Basement	14`6" x 10`9"
4pc Bathroom	Basement	7`5" x 5`3"
Mud Room	Main	8`4" x 5`8"

Room	Level	Dimensions
Kitchen	Main	10`1" x 12`1"
Bedroom - Primary	Second	14`3" x 12`9"
Bedroom	Second	11`5" x 9`0"
4pc Bathroom	Second	8`10" x 4`11"
2pc Bathroom	Main	5`7" x 4`11"
Dining Room	Main	11`11" x 11`1"
Laundry	Main	6`11" x 5`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1N

0414268

Remarks

Pub Rmks: **Come and explore this stunning three-bedroom home, boasting a fully finished two-storey layout and a heated double attached garage! The recently painted main floor offers ultimate convenience with laundry facilities, a mudroom, powder room, soaring 9 to 18-foot ceilings, a cozy fireplace, and an abundance of natural light streaming through ceramic tile and hardwood floors. The kitchen is a highlight, featuring a beautiful center island perfect for casual dining, upgraded lighting, and granite countertops. The spacious living room is complemented by a gas fireplace, while the dining area easily accommodates a hutch. Upstairs, you'll find more hardwood flooring, a generous master bedroom with a walk-in closet and luxurious five-piece ensuite, two additional bedrooms (one with its own walk-in closet), another full bathroom and has also been recently painted. Plus, enjoy breathtaking views from the bonus room! The finished basement adds even more living space with a family room, fourth bedroom, another full bathroom, and ample storage . Outside, the backyard is equipped with a large deck, rear lane access, a storage shed. Additional perks include central air conditioning, a water softener, water treatment systems, and a Vacu-flo system and roof in 2023.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







