



33 CIMARRON ESTATES Manor, Okotoks T1S 0J8

MLS®#: **A2142069** Area: **Cimarron Estates** Listing Date: **06/18/24** List Price: **\$1,250,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **12,019 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,389**
 Low Sqft:
 Ttl Sqft: **2,389**

DOM

12
Layout
 Beds: **5 (1 4)**
 Baths: **4.5 (4 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Corner Lot,Dog Run Fenced In,Landscaped,Level,Underground Sprinklers,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run**
 Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 9`9"	Den	Main	11`10" x 13`0"
Living Room	Main	16`6" x 16`6"	Dining Room	Main	13`0" x 15`4"
Kitchen	Main	14`0" x 15`4"	Laundry	Main	7`3" x 17`0"
Bedroom - Primary	Main	13`0" x 16`0"	Family Room	Basement	15`7" x 17`5"
Loft	Upper	12`9" x 17`5"	Bedroom	Basement	11`8" x 14`3"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom
5pc Bathroom

Basement
Basement
Main
Upper
Basement

11`7" x 14`5"
13`0" x 13`4"

Bedroom
Storage
5pc Ensuite bath
4pc Bathroom

Basement
Basement
Main
Basement

11`8" x 14`0"
9`3" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1113650

Zoning:
R-1

Remarks

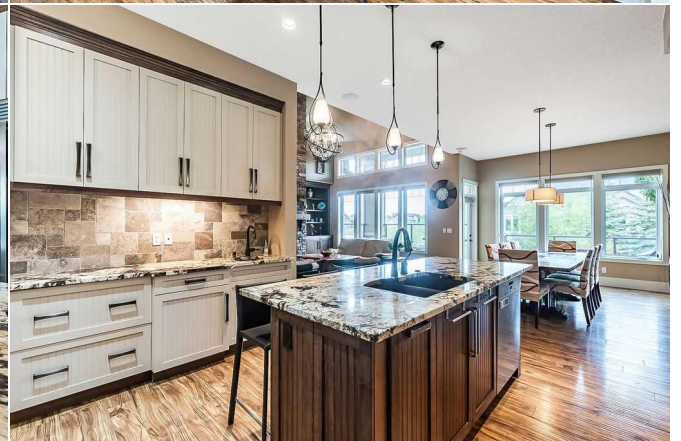
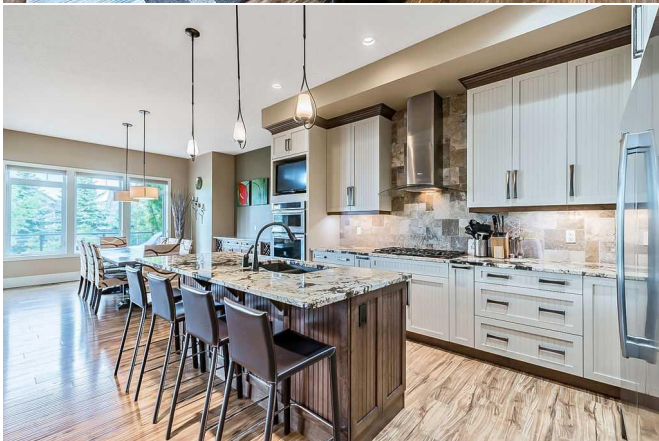
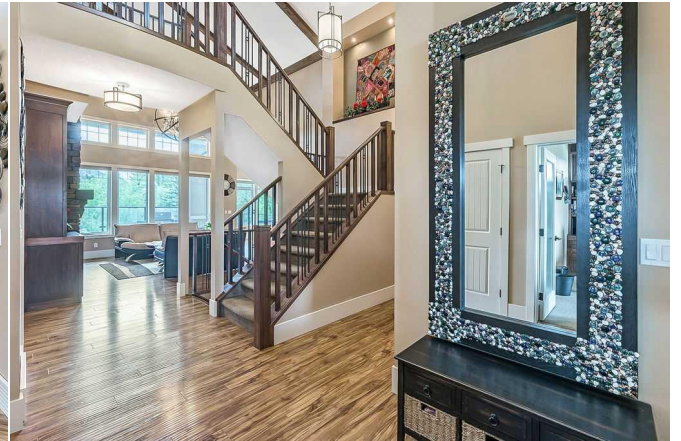
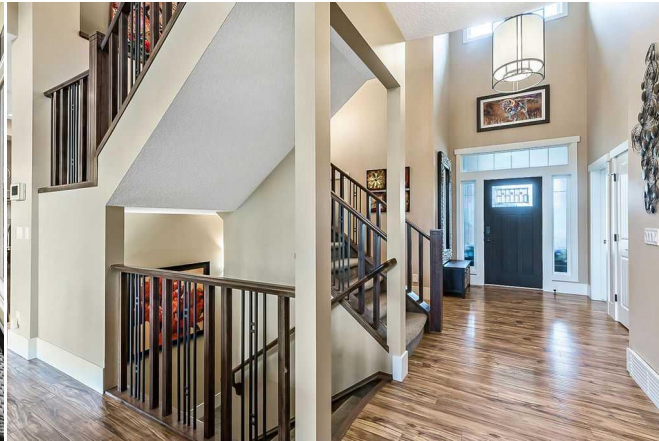
Pub Rmks:

What a STELLAR home in the coveted Cimarron Estates Community with the Sheep River to the north, the pond with walking paths to the south and within walking distance to schools and shopping! This unique bungalow with an upper loft area is absolutely amazing, featuring open vaulted ceilings, wood beams and of course the stunning loft with beautiful views of the pond and surrounding area. This functional kitchen is every chef's dream with solid wood cabinets, massive island, side bar with prep sink and twin paired fridge/freezer set. The living room features a floor to ceiling stone fireplace with built in shelving and the dining room is large enough to host a party! There's so much room to store all your groceries in the walk in pantry and the large mudroom/laundry is the perfect size for the growing family. If you are working from home you will appreciate the bright office with built in shelving and the large window from which to enjoy the view of the pond. The east facing, covered deck is the best gathering place for entertaining outside or just relaxing with a cup of coffee and enjoying the morning sun. The main floor master bedroom is complete with a luxurious 5 pc bath and large walk in closet. But the BEST room of all is the upper loft with views to below and views overlooking the pond. The loft features a full 4 pc bath with its own linen shelving. Downstairs is fully developed with in floor heat, a media/family room, 2 huge bedrooms with walk in closets and a 4 pc bath at one end and 2 huge bedrooms with a 5 pc bath at the other end.. Enjoy the triple attached garage for all the vehicles, the fully fenced and landscaped yard with shrubs and perennials, the fenced in dog run and storage shed-WOW there is nothing left to do here but move in and ENJOY! Storage shed, Sonos sound system with sub woofer box in the dining room, TV in the kitchen and the upper loft plus the attached shelving in the garage
RE/MAX Complete Realty

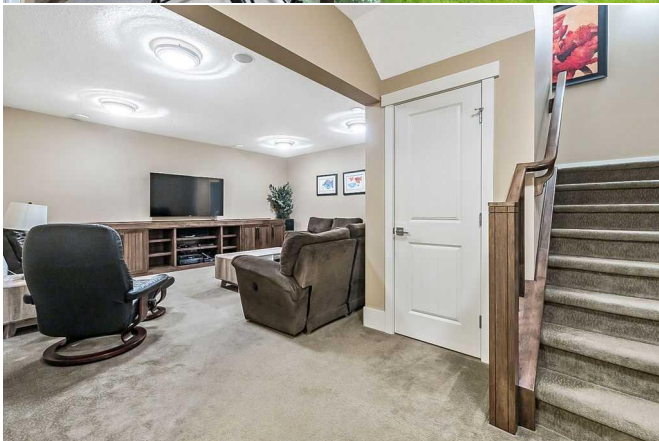
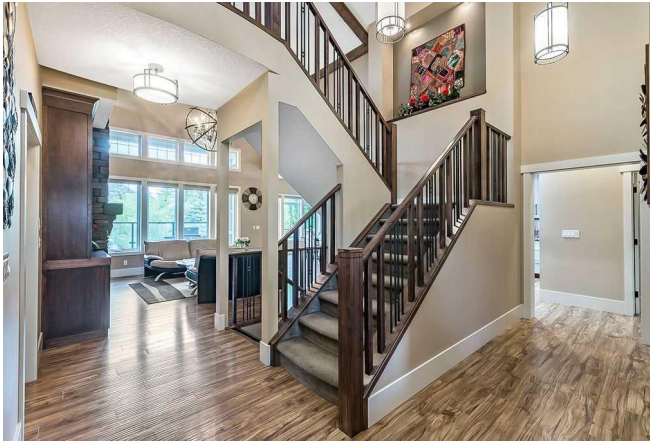
Inclusions:
Property Listed By:

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













GROSS AREA 33 Cimarron Estates Manor - Okotoks
 MAIN LEVEL: 2679 SqFt, UPPER LEVEL: 268.73 SqFt
 BASEMENT: 1815 SqFt, GARAGE: 763.13 SqFt
 TOTAL: 2389.73 SqFt