



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 CIMARRON Drive, Okotoks T1S 2P3**

MLS®#: **A2146826**

Area: **Cimarron Estates**

Listing Date: **07/07/24**

List Price: **\$1,169,000**

Status: **Active**

County: **Foothills County**

Change: **-\$10k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **10,890 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,846**  
Low Sqft:  
Ttl Sqft: **1,846**

DOM

**71**  
Layout  
Beds: **5 (3 2)**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Street Lighting,Paved**  
Park Feat: **Additional Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener**  
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 4`10"
Bedroom	Main	12`6" x 13`3"
Foyer	Main	13`0" x 7`4"
Laundry	Main	9`8" x 11`3"
Bedroom	Main	13`0" x 10`9"
4pc Bathroom	Basement	9`8" x 4`11"
Bedroom	Basement	13`5" x 14`11"
Kitchen	Basement	14`9" x 7`3"
Other	Basement	28`2" x 14`7"

Room	Level	Dimensions
5pc Ensuite bath	Main	11`7" x 16`1"
Dining Room	Main	12`0" x 8`6"
Kitchen	Main	12`0" x 13`0"
Living Room	Main	19`11" x 15`5"
Bedroom - Primary	Main	16`0" x 12`7"
Bedroom	Basement	13`6" x 11`3"
Dining Room	Basement	14`4" x 26`2"
Game Room	Basement	21`6" x 14`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1E**

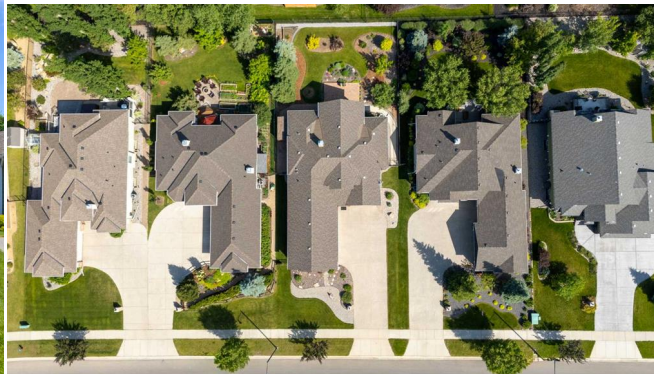
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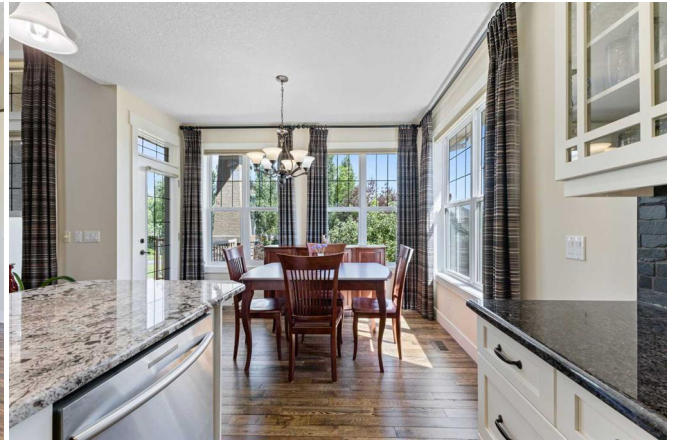
Remarks

Pub Rmks: **This is a Beautiful, VERY CLEAN, Large Executive FAMILY (former Showhome) Bungalow quaintly and quietly nestled amongst parks, schools, pathways and shopping. Please note the proximity analysis in our extended picture portfolio. Have your kids in the Three Schools that are close by with a quick 21 Day Possession! This home is suitable for all ages. This property has a beautifully (the owner did it with love and care) landscaped yard, partially xeriscaped yard, deer proofed, ¼ acre lot in a superbly idyllic, tranquil location. In its iridescent, sparkling, grandeur this HOME has a plethora of attributes for any type of FAMILY. The spacious main floor GREAT room features vaulted ceiling, built-in bookcase surrounding the gas fireplace, oak hardwood and is open to the gourmet kitchen with MODERN white cabinetry, tasteful granite and backsplash, pantry and windowed dining area. A wonderful place for intergenerational gatherings! The main floor flex room can be used as a den, office or bedroom. There could be three bedrooms upstairs! The Primary Bedroom has a stately Ensuite with granite, his and her sinks, makeup counter, heated floors, glass shower, jetted tub and a walk in closet.....plus a convenient door to the back deck! The basement was professionally developed with Nine Foot Ceilings, a large rec area, fireplace, wet bar with dishwasher and a space for a full-sized fridge, two bedrooms and a four-piece bath. There is an abundance of storage (303 sq. ft.) in the mechanical room plus there is a newer furnace and HWT. The expansive attached TRIPLE garage (708 sq ft) is fully finished with epoxy floors, shelving, workbench and is baseboard heated. The extras in this luxury home include central air, underground irrigation system, surround sound ready, covered deck and covered veranda for your outdoor enjoyment. Flexibility, Comfort, Proximity and Spaciousness abound in this Quintessential HOME for any type of family!**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

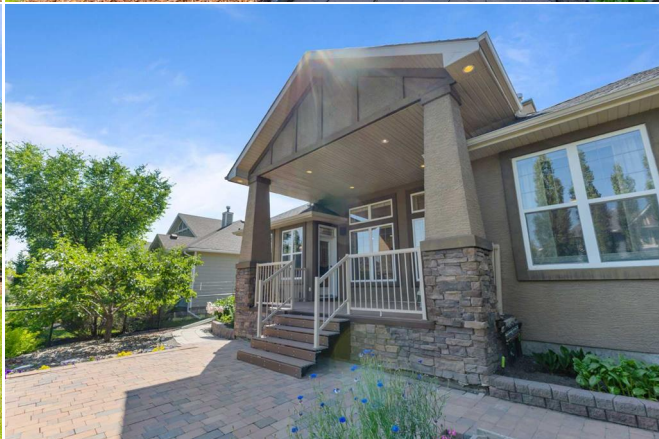
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









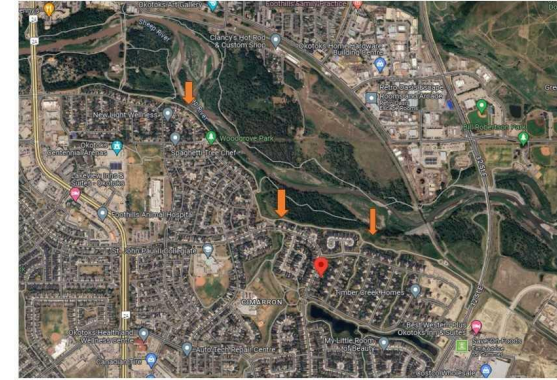




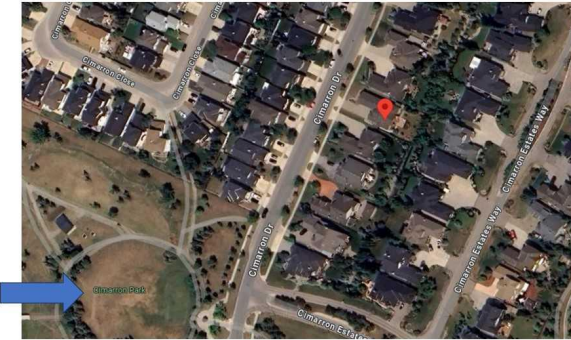
Very Close to three Schools



Yellow Arrow - Southbank shopping within walking distance - including - Costco, Home Depot and Save-On-Foods.



Orange Arrows - Walking the Sheep River Pathway is the most tranquil yet invigorating part of living in Okotoks. Notice the acute proximity!



Blue Arrow - Cimarron Park.

### 156 Cimarron Dr, Okotoks, AB

Basement (Below Grade) Exterior Area 1096.75 sq ft  
Interior Area 1567.79 sq ft



0 4 8 ft

PREPARED: 2024/07/09

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



### 156 Cimarron Dr, Okotoks, AB

Main Building: Total Exterior Area Above Grade 1540.22 sq ft



0 7 14 ft

Main Floor  
Exterior Area 1540.22 sq ft

Basement (Below Grade)  
Exterior Area 1096.75 sq ft

PREPARED: 2024/07/09

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



### 156 Cimarron Dr, Okotoks, AB

Main Floor Exterior Area 1540.22 sq ft  
Interior Area 1758.46 sq ft  
Excluded Area 713.31 sq ft



0 6 12 ft

PREPARED: 2024/07/09

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

