

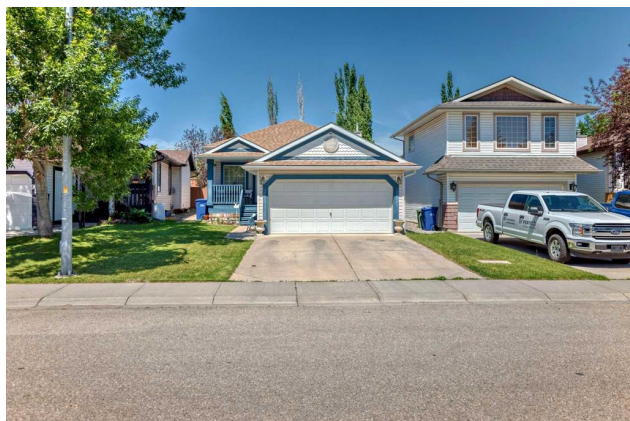


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 CIMARRON MEADOWS Crescent, Okotoks T1S 1S9**

MLS®#: **A2148914** Area: **Cimarron Meadows** Listing Date: **07/12/24** List Price: **\$544,900**  
Status: **Active** County: **Foothills County** Change: **-\$15k, 02-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **1998**  
Lot Information  
Lot Sz Ar: **4,541 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **896**  
Low Sqft:  
Ttl Sqft: **896**

DOM

**66**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:  
Lot Feat: **Low Maintenance Landscape, No Neighbours Behind**  
Park Feat: **Double Garage Attached, Front Drive, Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>     | <b>9`2" x 13`2"</b>  |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>12`0" x 13`2"</b> |
| <b>4pc Bathroom</b>      | <b>Main</b>     |                      |
| <b>4pc Bathroom</b>      | <b>Basement</b> |                      |
| <b>Den</b>               | <b>Basement</b> | <b>10`3" x 9`10"</b> |

| Room                    | Level           | Dimensions           |
|-------------------------|-----------------|----------------------|
| <b>Breakfast Nook</b>   | <b>Main</b>     | <b>9`2" x 9`1"</b>   |
| <b>Bedroom</b>          | <b>Main</b>     | <b>10`2" x 9`1"</b>  |
| <b>4pc Ensuite bath</b> | <b>Main</b>     |                      |
| <b>Living Room</b>      | <b>Basement</b> | <b>11`9" x 13`5"</b> |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**9712332**

Remarks

Pub Rmks: **Unique bungalow in the walkable community of Cimarron Meadows. Cimarron Meadows offers easy access to shopping, urgent care and schools. Main floor is unique as the living room and den are located downstairs but open to above ie the main floor. Kitchen has stainless steel appliances and breakfast bar. Eating area opens out onto deck where you can enjoy your morning coffee. Large stone patio offers many options for entertaining and relaxing. The primary bedroom has its own 4 piece ensuite. Second bedroom and full bathroom complete the main floor. The front half of the basement is developed (living room and den) and there's another bathroom and area used as a bedroom. Available for a mid September possession.**

Inclusions:  
Property Listed By: **RE/MAX Complete Realty**

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

