



THE
A-TEAM

**RE/MAX
FIRST**

424 CIMARRON Circle, Okotoks T0L1T0

MLS®#: **A2150484**

Area: **Cimarron**

Listing Date: **08/19/24**

List Price: **\$599,900**

Status: **Active**

County: **Foothills County**

Change: **-\$26k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1996**

Finished Floor Area
Abv Sqft: **1,506**
Low Sqft:
Ttl Sqft: **1,506**

Lot Information

Lot Sz Ar: **5,399 sqft**
Lot Shape:

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`3" x 6`8"
Kitchen	Main	13`3" x 10`1"
Dining Room	Main	13`6" x 13`5"
Bedroom - Primary	Main	13`8" x 11`11"
Walk-In Closet	Main	7`2" x 5`0"
Bedroom	Main	10`5" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`4" x 12`6"
Nook	Main	13`4" x 6`8"
Entrance	Main	4`4" x 3`5"
3pc Ensuite bath	Main	9`0" x 5`0"
Bedroom	Main	10`9" x 9`3"
4pc Bathroom	Main	8`6" x 7`1"

Bedroom
Walk-In Closet
Flex Space

Basement
Basement
Basement

11`0" x 10`7"
4`6" x 3`9"
19`0" x 15`8"

3pc Bathroom
Game Room
Laundry
Legal/Tax/Financial

Basement
Basement
Basement

10`1" x 5`5"
25`11" x 17`11"
16`1" x 7`11"

Title:
Fee Simple
Legal Desc:

9510248

Zoning:
TN

Remarks

Pub Rmks:

WELCOME TO THIS 4 BDRM, ALMOST 3000 FINISHED SQ FT OF LIVING SPACE BUNGALOW. This home is SPACIOUS. Walking in you immediately notice the HIGH CEILINGS. There is a nice sized entry with a coat closet, and you will love the solid wood flooring. The living room has 3 large windows, letting in the natural light. and will fit your big furniture. The kitchen has everything you will need. A pantry, kitchen island with seating, a nook that could either be a dining table or sitting area for visiting with family and friends. . Some appliances are newer and new, with white cabinetry. The dining room has a cozy gas fireplace with 2 big windows, which could be a family room, rear entrance with coat closet that leads out to a BEAUTIFUL 2 TIERED DECK AND LANDSCAPED YARD FOR RELAXING SUMMER EVENINGS, BBQS AND PLAYROOM FOR CHILDREN AND PETS. Mature perennials grace the flower beds and a dbl detached garage with alley access finishes off this lovely space. Downstairs offers a large space for a recreations room, family room, gym? Take a look at the room sizes, there's so many things that you can do in this area. All you need is flooring, and you are done. There is also a 4TH BDRM AND 3 PEICE BATH. This home is spotless, and pride of ownership shows throughout. On the other side of this home there are 3 bdrms and a 4-piece bath. The primary bdrm will fit a king bed and furniture and has a 3-piece bathroom and walk in closet. All of this in the quiet, coveted neighborhood of Cimarron, close to playgrounds, walking paths and an abundance of green space, this property is in the perfect location. Cimarron is a wonderful and safe community with schools, parks, and a multitude of amenities all within walking distance. Don't miss this opportunity to own this beautiful home. Call your favorite realtor.

Inclusions:
Property Listed By:

GARAGE DOOR OPENER
One Percent Realty

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