



THE
A-TEAM

**RE/MAX
FIRST**

21 CIMARRON ESTATES Gate, Okotoks T1S 0M9

MLS®#: **A2152316** Area: **Cimarron Estates** Listing Date: **07/25/24** List Price: **\$999,999**
 Status: **Active** County: **Foothills County** Change: **-\$100k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,564**
Lot Information Low Sqft:
 Lot Sz Ar: **13,449 sqft** Ttl Sqft: **1,564**
 Lot Shape:

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,High Ceilings,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 10`4"	Living Room	Main	16`9" x 13`11"
Dining Room	Main	12`11" x 9`4"	Bedroom - Primary	Main	13`11" x 12`11"
Walk-In Closet	Main	10`11" x 7`2"	5pc Ensuite bath	Main	11`3" x 9`5"
Bedroom	Main	12`11" x 11`0"	4pc Bathroom	Main	7`8" x 4`10"
Laundry	Main	5`7" x 3`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1410732

Remarks

Pub Rmks:

****OPEN HOUSE SEPT 14th 12:00-2:00pm** Why build: MOVE IN NOW! This CUSTOM BUILT 2023 bungalow is nestled in the prestigious Cimarron Estates with a TRANSFERRABLE NEW HOME WARRANTY. This 1/3 ACRE lot has LOCATION, LOCATION, LOCATION backing onto a pond and walking pathways, just minutes to elementary and junior high schools, parks, paths, the Dawg's stadium, and shopping. You can enjoy outdoor living on the vinyl-sealed 10' x 16' skirted, COVERED DECK, complete with an overhead light on a dimmer switch, a 7' closable gate, and a gas outlet for your BBQ and FIRE PIT. A builder hands over your keys without landscaping. This home was professionally landscaped in July last year, featuring an eight-zone Rainbird Automatic SPRINKLER keeping the lawn lush and the trees and bushes healthy with drip lines. The yard is beautifully edged with large rock gravel and a patio stone border for easy quick grass mowing and a classic look. Keep your lawn care tools in the garden shed. Three keypunch entries on the garage man door, the garage door, and the back deck provide security and ease of access. Your home is illuminated with GEMSTONE Lights for nighttime lighting, elegance, and seasonal changes. Mechanically, you can enjoy further upgrades such as SOFT WATER and a furnace with air quality, humidity controls, and AIR CONDITIONING. Enjoy high ceilings, quality white oak laminate flooring, and a marble gas fireplace. The open-concept kitchen shows off stainless steel appliances with a GAS STOVE and oven, a third drawer in the dishwasher, and an under-counter microwave. A massive mud room contains a closed in washer and dryer, hooks aplenty, and a door into the primary walk-in closet and ensuite. The ensuite has a double vanity, a large two-seat shower, and a deep SOAKER TUB. There is a private entrance off the bedroom to the covered deck. The large second bedroom/office has jack-and-jill access to a full bathroom and a walk-in closet. Every window in your home, including three in the garage, has blackout/sheer blinds or opaque glass for privacy and light as you choose. This stunning bungalow is a testament to fine living, offering an array of features designed to provide comfort, convenience, and luxury. Don't miss the opportunity to make this exceptional property your forever home. Contact us today to schedule a private viewing.**

Inclusions: Shed with items RYOBI: 20" self propelled lawn mower, weed trimmer, leaf blower, power washer and four 40V batteries, hoses (two 100' and one 50') with their containers, tv, all attached shelves, mirrors, sheer/opaque blinds, deer fence and furniture (please inquire)

Property Listed By:

The Real Estate District

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











