



THE
A-TEAM

**RE/MAX
FIRST**

74 CIMARRON ESTATES Drive, Okotoks T1S 0R2

MLS®#: **A2155313** Area: **Cimarron Estates** Listing Date: **08/06/24** List Price: **\$1,299,999**
 Status: **Active** County: **Foothills County** Change: **-\$75k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2024** Abv Sqft: **3,116**
Lot Information Low Sqft:
 Lot Sz Ar: **15,004 sqft** Ttl Sqft: **3,116**
 Lot Shape:

DOM

43
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`4" x 17`10"	Dining Room	Main	13`10" x 13`0"
Kitchen	Main	16`0" x 20`0"	Pantry	Main	9`10" x 9`0"
Other	Main	9`9" x 6`9"	Mud Room	Main	6`11" x 9`0"
Office	Main	10`5" x 11`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	21`9" x 16`1"	Other	Upper	10`0" x 7`3"
5pc Ensuite bath	Upper	0`0" x 0`0"	Laundry	Upper	9`0" x 7`2"
Bedroom	Upper	12`3" x 10`9"	Bedroom	Upper	10`9" x 12`9"

4pc Bathroom
Exercise Room
4pc Bathroom

Upper
Lower
Lower

0`0" x 0`0"
12`6" x 13`0"

Game Room
Game Room

Lower
Lower

29`0" x 19`0"
12`5" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1513210

Remarks

Pub Rmks:

The "Berkeley" is one of Fifth Avenue Homes most popular plans! A traditional two-storey offering 4,200+ sq.ft. of luxury living space with extensive upgrades! The great room features 20' ceilings and a gas fireplace with mantle and built-in shelves. The adjoining dining area has 2 garden doors to the huge deck that runs the full width of the home. Dream kitchen with an oversized island & breakfast bar, Quartz countertops, upgraded stainless steel appliances and a walk-through butler's pantry. Completing the main floor is the front office plus a computer/tech room, a 2 piece bathroom and mudroom with direct access into the garage. The upper level has an oversized primary suite with retreat area, a spa-style ensuite and huge walk-in closet, 2 additional bedrooms, 4 piece bathroom and convenient laundry room! The professionally finished walk-out lower level has a large rec room with fireplace, wet bar, 4 piece bathroom, home gym/music room and loads of storage - approx cost \$110,000! Awesome oversized double attached garage with room for additional storage or a workshop. This home has many custom upgrades including 2 fireplaces, built-ins, laminate and tile flooring, closet organizers & shelves, composite siding and 30 year shingles. Full Builder and New Home Warranties. Popular Cimarron Estates is amenity rich with many stores, restaurants and Costco close by. Walk the pathways to the Sheep River, cheer on the Okotoks Dawgs and enjoy life in Okotoks! Plus, less than 30 min to the South Campus Hospital and Calgary's amenities too! October possession. A MUST TO SEE!

Inclusions:
Property Listed By:

**2nd fridge, 2nd dishwasher
The Home Hunters Real Estate Group Ltd.**

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







