



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 CIMARRON SPRINGS Way, Okotoks T1S0J3**

MLS®#: **A2156211**      Area: **Cimarron Springs**      Listing Date: **08/09/24**      List Price: **\$760,000**  
 Status: **Active**      County: **Foothills County**      Change: **-\$18k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **4,998 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,417**  
 Low Sqft:  
 Ttl Sqft: **2,417**

DOM

**40**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`5" x 7`9"	Kitchen	Main	15`6" x 9`9"
Living Room	Main	14`8" x 14`0"	Dining Room	Main	14`1" x 9`1"
Den	Main	14`7" x 7`3"	Mud Room	Main	7`5" x 5`9"
Pantry	Main	7`5" x 5`2"	Bedroom - Primary	Second	15`2" x 13`0"
Bedroom	Second	12`4" x 10`3"	Bedroom	Second	12`4" x 10`0"
Bonus Room	Second	14`8" x 13`0"	Laundry	Second	8`3" x 7`1"
Family Room	Basement	17`6" x 14`3"	Game Room	Basement	15`10" x 12`10"

**Bedroom**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Main**  
**Second**

**14`1" x 12`0"**  
**7`0" x 3`2"**  
**9`7" x 4`11"**

**Storage**  
**5pc Ensuite bath**  
**4pc Bathroom**

**Basement**  
**Second**  
**Basement**

**13`0" x 7`8"**  
**12`0" x 11`7"**  
**10`6" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TN**

**0715152**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE Saturday Sept 21st-1pm-3pm \*\* Welcome to this stunning 2-story home nestled in the desirable Cimarron Springs community. With a spacious total living space of 3,521.50 square feet including the fully developed basement, this modern residence offers ample room and luxurious comfort for your family. Featuring four well-appointed bedrooms and three and a half beautifully designed bathrooms, this home ensures comfort and privacy for everyone. The open floor plan seamlessly connects the living spaces, making it perfect for entertaining and family gatherings. The heart of the home is the beautiful kitchen, complete with a large walk-in pantry. Additionally, the mudroom provides a practical space for keeping the house organized. The double attached garage offers convenient and secure parking for your vehicles. This prime location is close to shopping centers, top-rated schools, and picturesque walking paths, providing both convenience and a high quality of life. Don't miss out on the opportunity to make this exquisite house your new home. Schedule a viewing today and experience the best of Cimarron Springs living!**

Inclusions:  
Property Listed By:

**Shed in the back yard, and shelving in the storage room down stairs - Staging furniture will not be staying.**  
**RE/MAX Complete Realty**

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







