



THE
A-TEAM

**RE/MAX
FIRST**

108 CIMARRON ESTATES Drive, Okotoks T1S 0R1

MLS®#: **A2157395** Area: **Cimarron Estates** Listing Date: **08/16/24** List Price: **\$1,100,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,457**
Lot Information Low Sqft:
 Lot Sz Ar: **13,530 sqft** Ttl Sqft: **2,457**
 Lot Shape:

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Cement Fiber Board,Stone**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	14`0" x 15`0"	Dining Room	Main	13`0" x 10`3"
Kitchen	Main	13`1" x 9`6"	Den	Main	9`6" x 11`0"
2pc Bathroom	Main		Bonus Room	Upper	13`0" x 14`1"
Bedroom - Primary	Upper	12`8" x 16`1"	5pc Bathroom	Upper	
Bedroom	Upper	11`0" x 10`0"	Bedroom	Upper	10`8" x 11`0"
4pc Bathroom	Upper		Laundry	Upper	

Title: **Fee Simple**
 Legal Desc: **0**

Zoning: **TN**

Remarks

Pub Rmks: **An incredible opportunity to own a brand-new estate home in Cimarron Estates! Nestled in the heart of the community this home is set upon a spacious 1/3 acre walkout lot, within walking distance to nearby amenities. This meticulously designed home is perfect for a growing family or those seeking a comfortable downsizing option, featuring nearly 2,500 square feet of living space, 3 bedrooms, 3.5 bathrooms, 2 living areas, a home office, and a triple attached garage. The main level offers a gourmet kitchen that overlooks the dining and main living area, complete with an open-to-below ceiling from the second level. The kitchen features an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven & microwave and a full pantry adds additional storage and convenience for daily living. The main level is completed by a large mudroom with ample storage space, a 2-piece powder room, and a front den ideal for a home office. The upper level offers a spacious bonus room, an expansive primary bedroom that overlooks the backyard with a luxurious ensuite featuring dual sinks, freestanding soaker tub, and a walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room round out the upper level. This property is perfect for those looking to downsize in an estate area without compromising on space, style or land. This brand-new home provides a luxurious lifestyle both inside and out - from the hardie board exterior to the hardwood throughout the main living space, this brand new home is currently under construction and will be move-in ready in soon. Interior selections for finishing can be shared upon request. Photos are taken from a past property and not an exact representation of the home for sale.**

Inclusions: **None**
 Property Listed By: **Charles**

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