



THE
A-TEAM
RE/MAX
FIRST

139 CIMARRON Drive, Okotoks T1S 2P2

MLS®#: **A2160201** Area: **Cimarron Estates** Listing Date: **08/29/24** List Price: **\$669,900**
 Status: **Active** County: **Foothills County** Change: **-\$10k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2007** Abv Sqft: **2,083**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,106 sqft** Ttl Sqft: **2,083**
 Lot Shape:

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Garden,Street Lighting**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Built-in Barbecue,Garden,Outdoor Kitchen,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`0" x 8`0"	Kitchen	Main	12`6" x 9`5"
Pantry	Main	4`8" x 10`8"	Entrance	Main	7`8" x 12`6"
Living Room	Main	15`2" x 15`6"	2pc Bathroom	Main	8`3" x 4`9"
Laundry	Main	8`2" x 9`1"	Bedroom	Upper	11`8" x 8`2"
Walk-In Closet	Upper	4`8" x 7`8"	Bedroom - Primary	Upper	12`0" x 13`2"
4pc Ensuite bath	Upper	10`0" x 11`3"	4pc Bathroom	Upper	8`11" x 4`11"
Bedroom	Upper	13`4" x 12`0"	Bonus Room	Upper	19`0" x 14`9"

Title: **Fee Simple**
 Legal Desc: **0514139**

Zoning: **TN**

Remarks

Pub Rmks: **Welcome home to the beautiful and peaceful neighbourhood of Cimarron in Okotoks. Are you looking for that small-town feeling with all the amenities of a major city? Look no further! Enter into this beautifully renovated home and feel the immediate comfort and serenity of a loving home. Straight ahead is your living room, with a cozy fireplace as a centrepiece. To the left, you enter into the beautiful farmhouse kitchen that is sure to be the envy of all your family members at your next family dinner. A large stove with a custom range hood would wow even the most acclaimed chefs! The huge kitchen island is perfect for having friends over for some evening beverages while catching up on the craziness of life. The HUGE walk-in pantry rounds out this area and gives you plenty of space for your foodie inspirations. Through the dining area and out onto the custom MASSIVE back deck, you will find plenty of outdoor space to enjoy Alberta's cool summer evenings. A custom-built outdoor kitchen comes complete with a propane BBQ for the Grill Master in your life! The huge, fully fenced backyard has plenty of space for little ones to run around, and even your fur babies have a space in the dog run to the side of the home. Head upstairs, and you are greeted by the HUGE bonus room that provides a sanctuary for your family to cozy up and watch all of your favourite shows. Down the hall past two large bedrooms, you enter into the primary oasis, complete with a large walk-in closet and a spa-like 4-piece ensuite bathroom. You even have your own fireplace to cozy up to! All the way downstairs is the perfect clean slate of the unfinished basement that is awaiting your personal touch. Make it your home office, add a bedroom for that teenager, or make it into a suite for the in-laws (with city approval). The options are plenty! Book your showing of this beautiful home today. You won't regret it!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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









