



THE
A-TEAM

**RE/MAX
FIRST**

13 CIMARRON GROVE Rise, Okotoks T1S 2P1

MLS® #: **A2160533** Area: **Cimarron Grove** Listing Date: **09/04/24** List Price: **\$569,500**
 Status: **Active** County: **Foothills County** Change: **-\$5k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,619**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,306 sqft** Ttl Sqft: **1,619**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 13`8"
Dining Room	Main	18`8" x 13`3"
Foyer	Main	8`3" x 7`4"
Bedroom	Second	11`0" x 9`11"
4pc Ensuite bath	Second	7`6" x 4`11"
Walk-In Closet	Second	5`2" x 4`5"
Game Room	Lower	15`6" x 13`5"

Room	Level	Dimensions
Kitchen	Main	15`5" x 10`9"
2pc Bathroom	Main	5`7" x 5`1"
Bedroom - Primary	Second	13`8" x 13`7"
Bedroom	Second	10`11" x 10`9"
4pc Bathroom	Second	10`5" x 5`2"
Laundry	Lower	8`10" x 7`5"
Other	Lower	22`5" x 19`11"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0614178

Remarks

Pub Rmks: ***** OPEN HOUSE SATURDAY SEPT 14 12:00 - 3:00*** Discover your new home in the heart of Cimarron Grove, a family-friendly community with everything you've been searching for. This beautifully updated property radiates pride of ownership from the moment you step inside. As you enter the home you are greeted by an open concept floor plan sun-drenched with natural light reflected upon newly painted walls. The beautiful hardwood floor flows effortlessly throughout the main level. A lovely 3-sided fireplace provides distinction between living and dining areas creating an elegant ambiance for both rooms. The updated kitchen is a chef's delight with plenty of cupboard and counter space, complimented with a large raised eating bar and fantastic walk-in pantry. The back entry provides generous space for shoes and boots and convenient access to the powder room and the back yard. Experience newer carpet as you ascend upstairs. The primary bedroom boasts large windows, generous walk-in closet and a private 4-piece ensuite. The additional bedrooms are a nice size both with walk-in closets and they share the main bath. The partially finished basement is perfect for older kids to hang out and awaits your creativity! It features the laundry room, rough bath, newer H/E hot water tank and H/E furnace. Step outside to the low maintenance yard with a composite west-facing deck to enjoy the sunshine all day long. The double detached garage completes this perfect home. Conveniently located within walking distance to shopping, schools, and an array of amenities. This gem is ready for you to call home!**

Inclusions:
Property Listed By: **N/A**
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











