

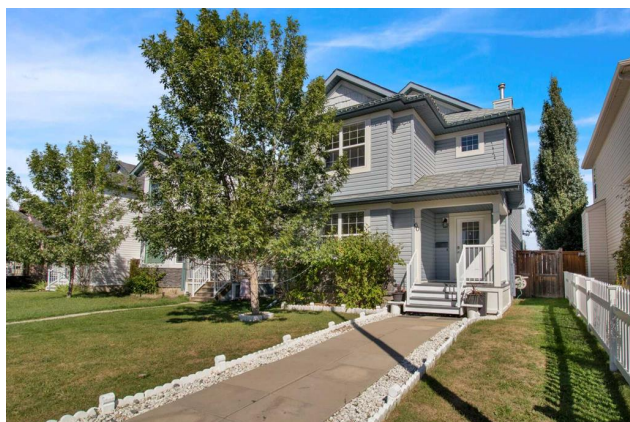


THE
A-TEAM

**RE/MAX
FIRST**

60 CIMARRON GROVE Close, Okotoks T1S 2L7

MLS®#: **A2160925** Area: **Cimarron Grove** Listing Date: **09/04/24** List Price: **\$542,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,216 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,414**
 Low Sqft:
 Ttl Sqft: **1,414**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Flex Space	Main	13`8" x 11`6"
Dining Room	Main	10`4" x 7`10"
Bedroom - Primary	Second	11`4" x 13`7"
Bedroom	Second	9`0" x 12`8"
Bedroom	Lower	7`6" x 10`11"
2pc Bathroom	Main	4`10" x 5`4"
2pc Bathroom	Lower	5`0" x 5`3"

Room	Level	Dimensions
Kitchen	Main	9`5" x 10`6"
Living Room	Main	11`7" x 13`8"
Bedroom	Second	11`7" x 10`3"
4pc Ensuite bath	Second	7`11" x 4`11"
Game Room	Lower	19`11" x 20`2"
4pc Bathroom	Second	8`0" x 4`11"

Title: **Fee Simple**
Legal Desc: **0413835**

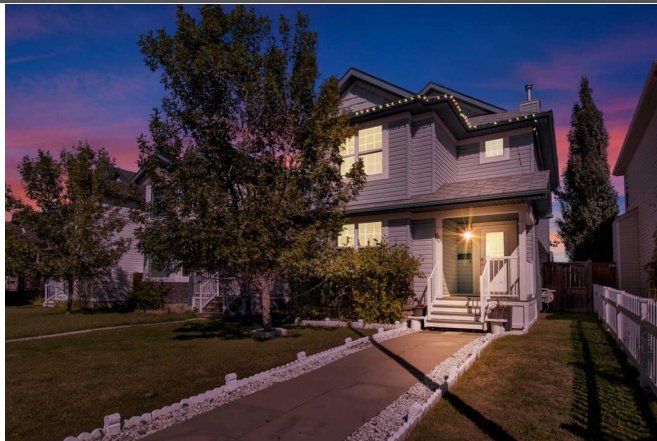
Zoning: **TN**

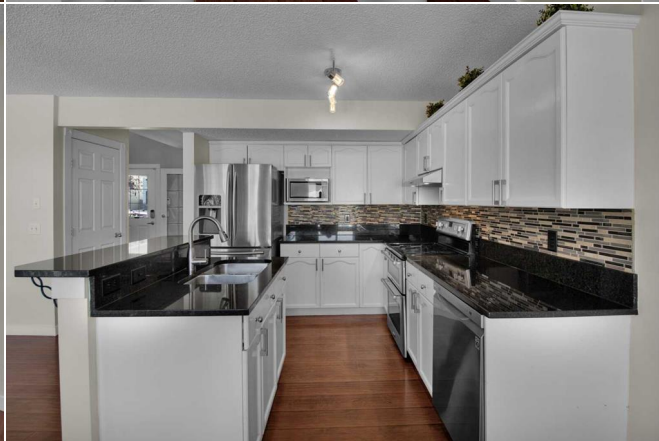
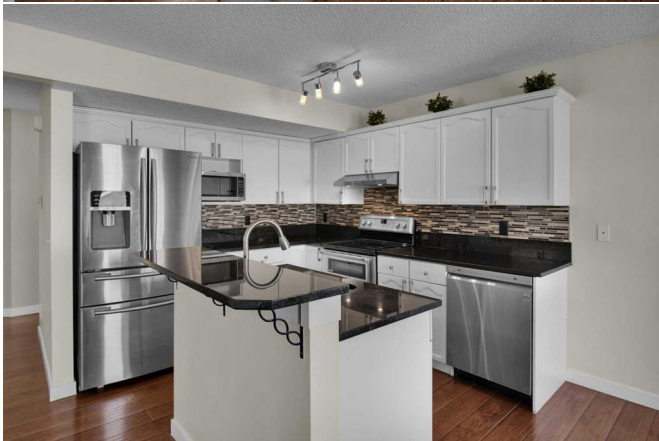
Remarks

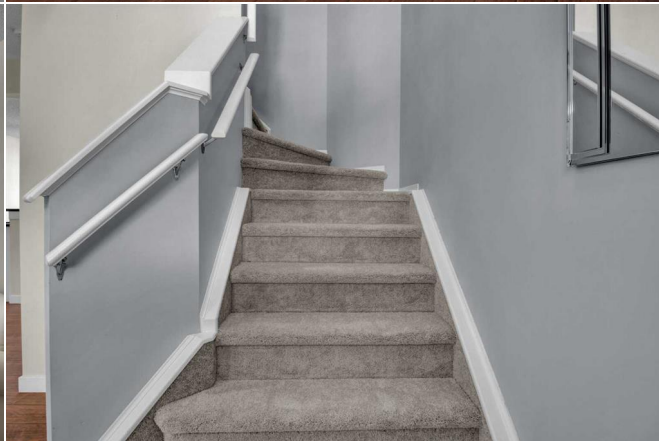
Pub Rmks: **A Charming Gem in Okotoks | 4 BEDROOMS + 2 FULL BATHS and 2 HALF BATHS | 2-STOREY | BACKLANE ACCESS | GRANITE COUNTERTOPS | HARDWOOD FLOORS ON MAIN | BRAND NEW CARPET on upper level | This home is Charming, Cute and Cozy from the moment you walk onto the front porch and into the front door you will enjoy the ambience it provides. Gorgeous HARDWOOD FLOORS on the main level. BEAUTIFUL FRONT FLEX ROOM with endless options: Could be used as Dining Room, Sitting Room, and/or an Office. A nice half bath on the main level. An OPEN-CONCEPT KITCHEN with DINING Area extending into LIVING ROOM with fireplace. Perfect for entertaining or just to cozy up on a chilly day next to a warm glowing fire! Bright white cabinets and GRANITE COUNTERTOPS with all STAINLESS-STEEL appliances. BRAND NEW MICROWAVE! Upper-level BRAND NEW CARPET (recently installed). Primary bedroom offers you DUAL closets and a 4-piece ensuite with a JETTED SOAKER TUB (relaxation). You will also find TWO other nice sized bedrooms on the upper and another 4-piece bathroom. The lower level is fully developed with a 4TH BEDROOM, half bath, and spacious REC Room - endless opportunities! A large Laundry/Utility room that offers lots of storage space. Nice large deck in the back to enjoy your summers! This Gem won't last long, don't wait to be a proud homeowner book a showing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Foothills Real Estate**

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







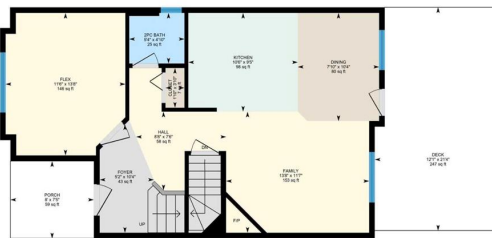






60 Cimarron Grove Close, Okotoks, AB

1st Floor Exterior Area 733.79 sq ft



0 4 8 ft

PREPARED: 2024/08/01



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

60 Cimarron Grove Close, Okotoks, AB

2nd Floor Exterior Area 650.40 sq ft



0 3 6 ft

PREPARED: 2024/08/01



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

60 Cimarron Grove Close, Okotoks, AB

Basement (Below Grade) Area 647.88 sq ft



PREPARED: 2024/06/01



While regions are included from this floor area in GARAGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.