



THE
A-TEAM

**RE/MAX
FIRST**

18 CIMARRON MEADOWS Close, Okotoks T1S 1T5

MLS®#: **A2161011** Area: **Cimarron Meadows** Listing Date: **08/29/24** List Price: **\$529,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,111**
Lot Information Low Sqft:
 Lot Sz Ar: **4,047 sqft** Ttl Sqft: **1,111**
 Lot Shape:

DOM

20
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Open Floorplan,Storage,Vinyl Windows**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|------------------|--------------|-----------------------|
| Kitchen | Main | 12`5" x 10`9" | Pantry | Main | 3`11" x 3`11" |
| Dining Room | Main | 10`7" x 8`0" | Foyer | Main | 13`5" x 5`9" |
| Bedroom - Primary | Main | 13`11" x 13`0" | Bedroom | Main | 12`9" x 9`7" |
| 4pc Bathroom | Main | 9`6" x 4`11" | Game Room | Lower | 16`0" x 12`11" |
| Bedroom | Lower | 13`7" x 12`10" | Bedroom | Lower | 13`9" x 12`7" |

Walk-In Closet
4pc Bathroom

Lower
Lower

6`6" x 4`2"
9`0" x 4`11"

Laundry
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

8`7" x 6`0"
9`3" x 8`8"

Title:
Fee Simple
Legal Desc:

9911006

Zoning:
TN

Remarks

Pub Rmks:

Welcome to 18 Cimarron Meadows Close, a charming bi-level home nestled in the tranquil community of Cimarron. Perfectly situated near schools, shopping, and all essential amenities, this bright and spacious residence offers an ideal setting for family living. The home features four generously sized bedrooms and two full bathrooms, providing ample space and comfort. The spacious kitchen is perfect for both everyday meals and entertaining. The lower level, expertly developed by the builder, adds valuable living space and versatility to the home. Designed with low-maintenance in mind, this home boasts vinyl windows and metal cladding, ensuring durability and ease of care. Recent updates include a new roof in 2021, adding to the peace of mind. Laminate flooring throughout the home provides a modern touch and easy upkeep. Outside, you'll find poured concrete sidewalks and a double concrete parking pad at the rear to build your perfect garage, offering convenience and additional parking. This home is truly a gem in a secluded and desirable location—perfect for those seeking both comfort and convenience. Don't miss the opportunity to make this beautiful property your own!

Inclusions:
Property Listed By:

none
CIR Realty

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

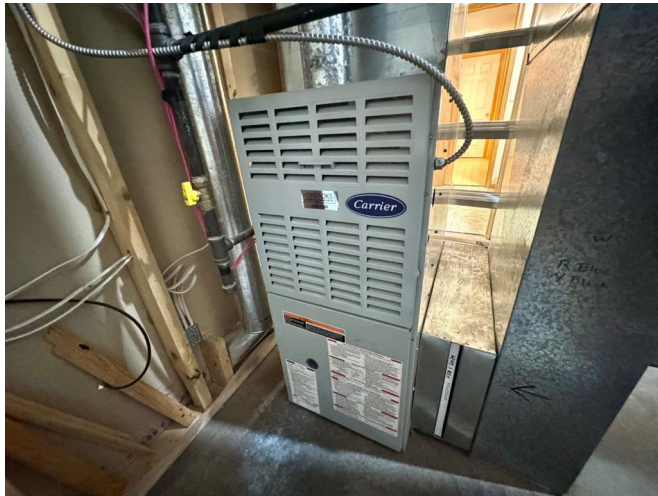














18 CIMMARON MEADOWS CLOSE, OKOTOKS
 RECA MEASUREMENT STANDARD, CALGARY, AB
 MAIN LEVEL AREA - 1111.93 Sq. Ft. / 103.30 m²
 TOTAL ABOVE GRADE RMS SIZE - 1111.93 Sq. Ft. / 103.30 m²
 BASEMENT DEVELOPED AREA (B3) - 923.99 Sq. Ft. / 85.84 m²
 BASEMENT UNDEVELOPED AREA (B2) - 187.94 Sq. Ft. / 17.46 m²
 TOTAL AGRO AREA - 2223.86 Sq. Ft. / 206.60 m²

