

92 CIMARRON ESTATES Drive, Okotoks T1S 0R2

MLS®#: **A2161372** Area: **Cimarron Estates** Listing **08/29/24** List Price: **\$1,299,900**
 Status: **Active** County: **Foothills County** Change: **-\$50k, 07-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,531**
Lot Information Low Sqft:
 Lot Sz Ar: **11,962 sqft** Ttl Sqft: **2,531**
 Lot Shape:

DOM

114
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Gentle Sloping,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Range Hood**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`1" x 15`7"	Dining Room	Main	16`11" x 10`3"
Kitchen	Main	12`7" x 16`11"	Pantry	Main	6`4" x 6`2"
Mud Room	Main	11`0" x 11`0"	Office	Main	10`10" x 12`7"
2pc Bathroom	Main		Bedroom - Primary	Upper	14`2" x 14`8"
Walk-In Closet	Upper	6`11" x 4`9"	Bedroom	Upper	11`11" x 11`1"
Bedroom	Upper	13`1" x 12`0"	4pc Bathroom	Upper	
Laundry	Upper	7`10" x 10`10"	5pc Ensuite bath	Upper	

Bedroom
Game Room

Lower
Lower

12`5" x 12`2"
30`8" x 16`10"

3pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

13`10" x 6`9"

Title:
Fee Simple
Legal Desc:

1513210

Zoning:
TN

Remarks

Pub Rmks:

The "Alberni" is one of Fifth Avenue Homes most popular plans! A traditional two-storey offering 2,531 sq.ft. of luxury living space. The great room features a gas fireplace and 20' ceiling, adjoining dining area with a sliding door to the 11'x17' deck (with BBQ gas line). Dream kitchen with an oversized island & 4 stool breakfast bar, Quartz countertops and a walk-through butler's pantry. Completing the main floor is the front den, a 2 piece bathroom and mudroom with direct access into the garage. The upper level has the perfect room count: an oversized primary suite with a spa-style 5 piece ensuite and walk-in closet, 2 additional bedrooms, 5 piece bathroom and laundry room! The lower level is unfinished - plans for development available from the builder (at additional cost). Awesome oversized triple attached garage with additional storage or room for a workshop. This home has many upgrades including engineered hardwood, custom tile, closet organizers & wood shelves, Hardie board siding and 30-year shingles. Full Builder and New Home Warranties. Less than 30 minutes to the South Campus Hospital and Calgary's amenities too!

Inclusions:
Property Listed By:

\$8395 appliance allowance at Trail Appliances
The Home Hunters Real Estate Group Ltd.

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











