



THE
A-TEAM

**RE/MAX
FIRST**

92 CIMARRON ESTATES Drive, Okotoks T1S 0R2

MLS®#: **A2161372** Area: **Cimarron Estates** Listing Date: **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

152
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,Rectangular Lot,Sloped**
 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: Water Source:
 Ext Feat: **None** 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 fully finished with huge rec room with wet bar, 4th bedroom, 3 pc bath, storage & utility. 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!

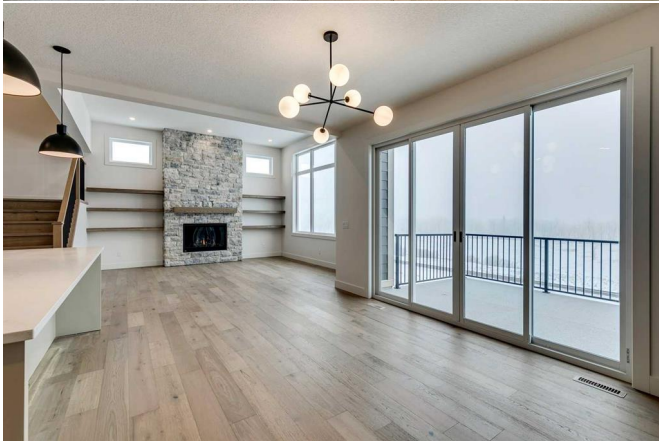
Inclusions:
Property Listed By:

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

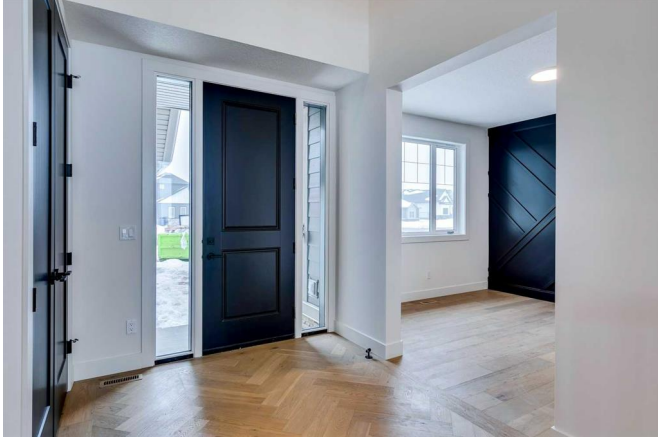
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













92 Cimarron Estates Dr

LOT 56 | MOVE IN December 2024 | MODEL Albemarle II | SIZE 2,915 sq. ft.

Features

- Full height kitchen cabinetry with straight riser to ceiling
- Laundry room cabinetry with storage
- TV charger rough-in
- If main floor ceilings with 8' interior doors
- Down ensuite shower glass
- Custom ACF bulkhead throughout

Upgrades

- Walkout Basement
- Primary cabinet package with quartz countertop
- Oak railing with iron spindles on stairs to the upper floor
- Matte Black lighting package
 - 40" gas fireplace in Great Room
 - Custom fireplace surround
- Tile upgrades throughout by Bryant Design

