



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: **\$1,349,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **11,962 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,531**
 Low Sqft:
 Ttl Sqft: **2,531**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
Bedroom
Laundry

Upper
Upper
Upper

6`11" x 4`9"
13`1" x 12`0"
7`10" x 10`10"

Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Upper
Upper

11`11" x 11`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1513210

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! Possession available in December. To see Fifth Avenue Homes quality workmanship and finishings, visit their beautiful new Show Home at 703 Green Haven Place (located off 48th St E, north of 370 Ave E). Show Home hours: M-TH 2:00-8:00 pm, F closed, S&S noon-5:00 pm. Show Home is the same Alberni floor plan, just smaller version. MLS Agents must accompany buyers for all Show Home Visits.

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

