



THE
A-TEAM

**RE/MAX
FIRST**

4 CIMARRON Trail, Okotoks T1S 1V8

MLS®#: **A2163277** Area: **Cimarron** Listing Date: **09/05/24** List Price: **\$699,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **1999** Abv Sqft: **2,012**
Lot Information Low Sqft:
 Lot Sz Ar: **4,764 sqft** Ttl Sqft: **2,012**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 12`6"	Dining Room	Main	12`0" x 9`0"
Living Room	Main	15`0" x 13`0"	Breakfast Nook	Main	11`6" x 7`6"
Bonus Room	Upper	19`0" x 14`0"	Game Room	Basement	17`0" x 15`6"
Bedroom - Primary	Upper	14`6" x 12`0"	Bedroom	Upper	10`0" x 10`0"
Bedroom	Upper	11`0" x 10`0"	Bedroom	Basement	14`0" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

9912622

Remarks

Pub Rmks: **This beautifully designed former show home stands out with impressive features and a prime location, offering a fully finished walkout basement complete with a wet bar and cozy fireplace, along with a fourth bedroom and full bathroom. The wonderfully landscaped yard features a paver stone patio, hot tub, and abundant greenery, creating a serene outdoor retreat, all within walking distance of schools and a river walking path system. Inside, the bright and spacious main floor showcases a renovated kitchen equipped with floor-to-ceiling white cabinets, black granite countertops, an island, stainless steel appliances, and a corner pantry. Additional features on that main floor 9-foot ceilings and large windows that flood the space with natural light. A formal dining room and a lovely living room with a gas fireplace add to the home's charm and functionality. Upstairs, a gigantic bonus room with another gas fireplace and high ceilings is perfect for family gatherings, while three large bedrooms include a master suite featuring a sizable walk-in closet and a luxurious 5-piece ensuite bathroom with a freestanding tub. The attached double garage has an 8' door and will fit a pickup truck. Overall, this excellent family home offers a perfect blend of modern amenities, spacious living areas, and outdoor enjoyment.**

Inclusions: **None**
Property Listed By: **Century 21 Masters**

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









