



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 CIMARRON Trail, Okotoks T1S 1V8**

MLS®#: **A2165365**

Area: **Cimarron**

Listing Date: **09/12/24**

List Price: **\$689,900**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Okotoks**  
Year Built: **2000**

Finished Floor Area  
Abv Sqft: **1,862**  
Low Sqft:  
Ttl Sqft: **1,862**

DOM

**7**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,764 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Environmental Reserve, No Neighbours Behind, Landscaped, Rectangular Lot, Sloped, Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Window Coverings**  
Int Feat: **Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 15`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>32`0" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9912622**

Zoning:  
**TN**

Remarks

Pub Rmks: **Discover your dream home in this wonderful location, backing onto a huge environmental reserve and green space that seamlessly connects to the river walking path system. This bright and cheery residence boasts newer vinyl plank flooring throughout the main level, featuring a spacious kitchen with stainless appliances, an island, and a corner pantry. The open concept main level showcases a gas fireplace in the living room and a nice deck off the dining area, perfect for entertaining. A fully finished walkout basement with another fireplace and a large rec room provides additional living space. Step outside to enjoy the landscaped backyard with stunning views of the greenspace. Upstairs, you'll find three large bedrooms, including a master suite with a big walk-in closet and ensuite. All bathrooms have been updated with new stone counters, new flooring, new sinks, and new lighting. Ideally located close to schools and shopping, this home is one you don't want to miss. Recent upgrades include a roof replacement in 2017, a new water heater in 2022, new carpets upstairs, and a new water softener. You'll also appreciate the A/C during summer heat waves, and there is a concrete pad reinforced and wired for a hot tub.**

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

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











