



THE
A-TEAM

**RE/MAX
FIRST**

408 CIMARRON Boulevard, Okotoks T1S0A8

MLS® #: **A2166068**

Area: **Cimarron**

Listing Date: **09/16/24**

List Price: **\$699,999**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,975 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached,Parking Pad**

Finished Floor Area

Abv Sqft: **1,971**
Low Sqft:
Ttl Sqft: **1,971**

DOM

3

Layout

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Linoleum,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|--------|----------------|
| 2pc Bathroom | Main | 16`9" x 13`5" |
| Foyer | Main | 26`7" x 31`2" |
| Kitchen | Main | 37`5" x 39`4" |
| Pantry | Main | 13`1" x 13`5" |
| 4pc Ensuite bath | Second | 49`3" x 32`2" |
| Bedroom | Second | 38`1" x 29`11" |
| Hall | Second | 13`6" x 57`1" |

| Room | Level | Dimensions |
|--------------|--------|----------------|
| Dining Room | Main | 44`3" x 28`3" |
| Hall | Main | 28`3" x 13`5" |
| Living Room | Main | 68`3" x 43`0" |
| 4pc Bathroom | Second | 30`6" x 13`6" |
| Bedroom | Second | 36`5" x 38`1" |
| Family Room | Second | 49`3" x 51`10" |
| Laundry | Second | 23`4" x 19`0" |

Bedroom - Primary
Bedroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

44`7" x 47`7"
33`2" x 39`9"
70`6" x 67`7"
18`4" x 32`2"

3pc Bathroom
Hall
Storage

Basement
Basement
Basement

33`9" x 32`2"
10`10" x 22`8"
39`0" x 22`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0613605

Zoning:
TN

Remarks

Pub Rmks: ****OPEN HOUSE Sunday September 21st , 2-4pm!** Welcome to your dream home! This stunning, updated 2-story property with a walk-out basement offers 2,770 sqft of fully developed living space. The main floor greets you with an open and inviting layout, featuring brand-new flooring that flows seamlessly throughout the living areas. As well as a beautiful half bath located on the main floor. The kitchen also renovated in January 2024. Upstairs, you will find 3 spacious bedrooms. The master suite includes a private ensuite bathroom, creating your own personal retreat. The fully developed walk-out basement adds versatility to this home with an extra bedroom, ideal for guests or a home office, along with a full bathroom. This space opens up to the backyard, making it a fantastic spot for outdoor entertaining, barbecues, or simply enjoying quiet evenings. Stay cool in the summer with Newley installed air conditioning, ensuring year-round comfort. The double attached garage provides ample storage, while the brand-new concrete pad offers extra parking for multiple vehicles. This home is truly-move in ready, combining modern style with functional living. Whether you're looking for a spacious family home or a place to entertain, this property delivers on every level. Come see for yourself and imagine all the possibilities!**

Inclusions:
Property Listed By:

**Roof Rack Shelving in garage will be staying
RE/MAX Complete Realty**

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











