



THE A-TEAM

RE/MAX FIRST

5 CIMARRON SPRINGS Court, Okotoks T1S0M1

MLS®#: A2167516 Area: Cimarron Springs Listing Date: 09/26/24 List Price: \$749,900
Status: Active County: Foothills County Change: -\$25k, 26-Oct Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Okotoks Year Built: 2012 Lot Sz Ar: 4,550 sqft Lot Shape:
Finished Floor Area: Abv Sqft: 2,531 Low Sqft: Ttl Sqft: 2,531

DOM

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

Parking

Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Back Yard, Underground Sprinklers Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Private Yard Construction: Concrete, Stone, Vinyl Siding, Wood Frame Flooring: Carpet, Ceramic Tile, Hardwood Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings Int Feat: Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Smart Home, Storage, Vinyl Windows, Wired for Sound Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Kitchen, Living Room, etc.

Hobby Room
Furnace/Utility Room
3pc Bathroom
Bonus Room
5pc Ensuite bath

Basement
Basement
Basement
Upper
Upper

8`9" x 9`1"
8`6" x 14`2"
8`6" x 11`6"
15`0" x 15`2"
9`8" x 13`5"

Storage
2pc Bathroom
Bedroom
Laundry
4pc Bathroom

Basement
Main
Upper
Upper
Upper

9`4" x 18`7"
5`0" x 5`0"
12`1" x 12`2"
6`1" x 11`8"
6`0" x 8`2"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TN**
 Legal Desc: **1113484**

Remarks

Pub Rmks: ***Price Adjustment* Eye catching former show home in Okotoks Cimarron Springs is perfect for the busy family on the go. 3343 sq ft fully finished on a popular cul-de sac location. The tiled foyer greets you while the open floor plan features 9 ft ceiling on the main and upper levels.(stereo speakers) Hardwood flooring welcomes you into the huge kitchen where you find quartz counters, stainless steel appliances inc gas stove, full height cabinetry with soft close drawers and under mount lighting. Big windows to let in the natural sunlight and a living room with gas fireplace. Convenient home office/den with built ins. Mud room and extra closet. Upper level bonus room with dramatic 10 foot tray ceiling. Primary bedroom leads to the 5 pc ensuite and walk in closet provides easy access to the laundry room. There's 2 larger kids bedrooms and a 4pc bathroom. The lower level features living room. a rec room, bedroom #4 (currently used as a home gym) 3 pc bathroom, laundry rough in, a hobby room (aka man cave).Also 22' 10 x 22' 8 oversize HEATED garage, two furnaces, 2 air conditioning units, South facing back yard with 2 tier deck, Inground sprinklers. Close to shopping and the Okotoks pathway system.**

Inclusions: **sheds**
 Property Listed By: **Royal LePage Solutions**

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









