



THE
A-TEAM

**RE/MAX
FIRST**

53 CIMARRON ESTATES Road, Okotoks T1S 0R2

MLS®#: **A2167914** Area: **Cimarron Estates** Listing Date: **09/23/24** List Price: **\$1,250,000**
 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: **2017** Abv Sqft: **1,676**
Lot Information Low Sqft:
 Lot Sz Ar: **10,800 sqft** Ttl Sqft: **1,676**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Garden,Landscaped,Underground Sprinklers,Rectangular Lot,Wooded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,See Remarks,Stone Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

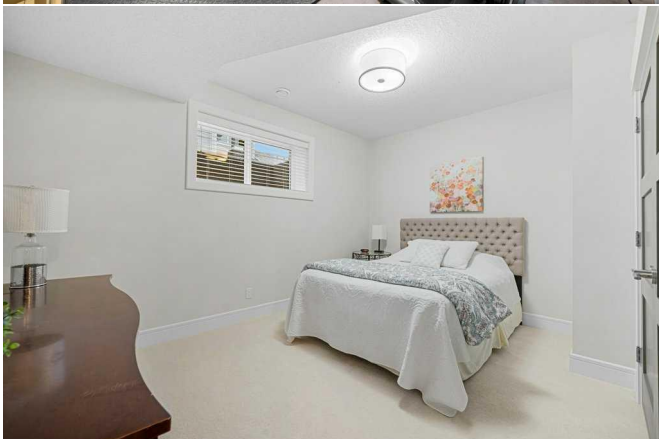
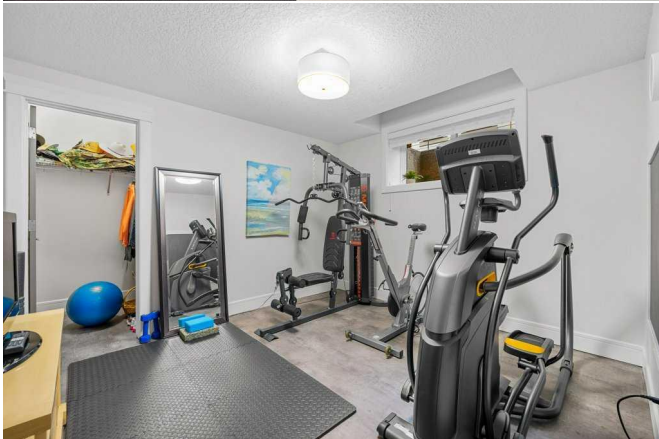
Room	Level	Dimensions
2pc Bathroom	Main	7`7" x 5`8"
Dining Room	Main	14`3" x 11`5"
Laundry	Main	10`2" x 6`8"
Office	Main	10`6" x 10`0"
Walk-In Closet	Main	10`7" x 8`11"
Bedroom	Lower	11`10" x 110`9"
Bedroom	Lower	14`0" x 12`11"

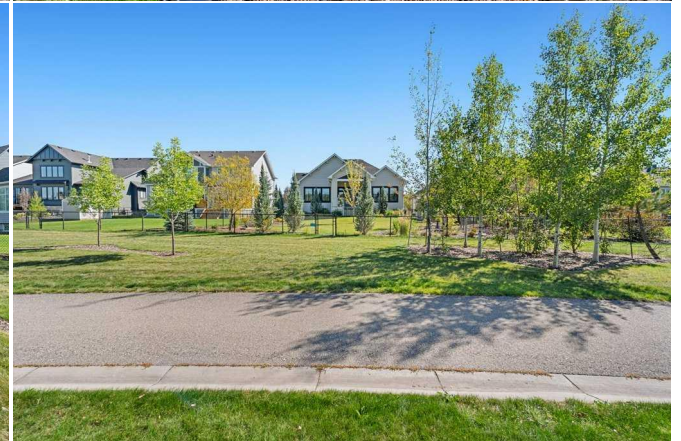
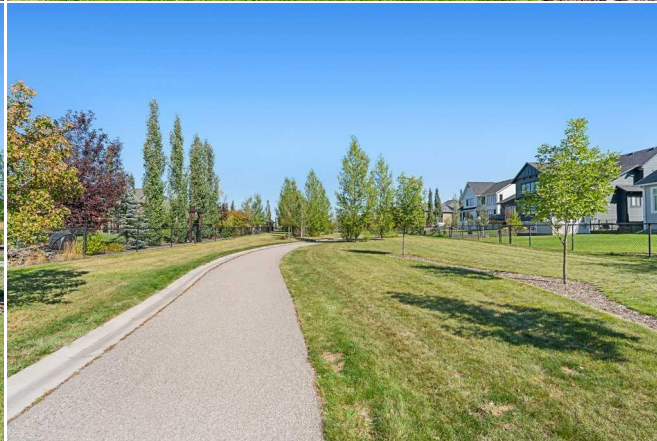
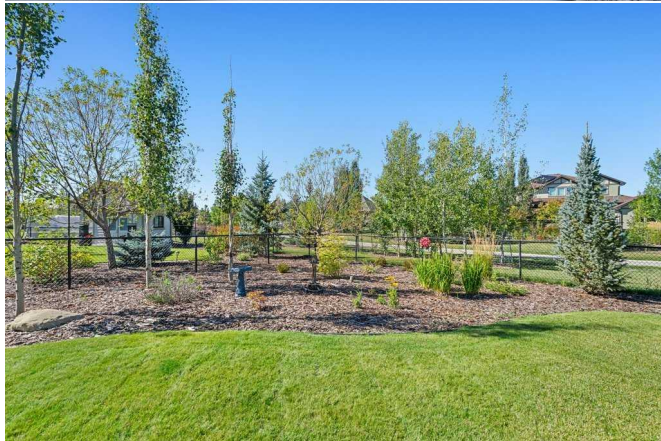
Room	Level	Dimensions
5pc Ensuite bath	Main	12`1" x 12`8"
Kitchen	Main	20`4" x 13`1"
Living Room	Main	16`3" x 13`6"
Bedroom - Primary	Main	14`5" x 13`1"
4pc Bathroom	Lower	9`6" x 9`7"
Bedroom	Lower	12`6" x 13`10"
Game Room	Lower	25`6" x 20`6"











53 Cimarron Estates Rd, Okotoks, AB

Man Floor Exterior Area 1678.50 sq ft
Excluded Area 621.69 sq ft



0 3 6 9

PREPARED: 2024/05/20



White regions are excluded from total floor area in SUDOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1517.30 sq ft



0 3 6 9

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