

## 53 CIMARRON ESTATES Road, Okotoks T1S 0R2

**Cimarron Estates** 09/23/24 List Price: **\$1,250,000** MLS®#: A2167914 Area: Listing

Status: Active **Foothills County** Change: None Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Sub Type: Detached

Year Built: 2017 Lot Information

Lot Shape:

City/Town: Okotoks

Lot Sz Ar:

Access:

Lot Feat: Park Feat:

Residential

5 <u>Layout</u> Finished Floor Area Beds:

> Abv Saft: 1,676 Low Sqft:

10,800 sqft Ttl Sqft: 1,676

<u>Parking</u>

DOM

Baths:

Style:

Ttl Park: 4 2 Garage Sz:

4(13) 2.5 (2 1)

**Bungalow** 

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

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas **Brick, Composite Siding, Wood Frame** 

Sewer: Flooring:

Ext Feat: **BBQ** gas line 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`7" x 5`8"	5pc Ensuite bath	Main	12`1" x 12`8"
Dining Room	Main	14`3" x 11`5"	Kitchen	Main	20`4" x 13`1"
Laundry	Main	10`2" x 6`8"	Living Room	Main	16`3" x 13`6"
Office	Main	10`6" x 10`0"	Bedroom - Primary	Main	14`5" x 13`1"
Walk-In Closet	Main	10`7" x 8`11"	4pc Bathroom	Lower	9`6" x 9`7"
Bedroom	Lower	11`10" x 110`9"	Bedroom	Lower	12`6" x 13`10"
Bedroom	Lower	14`0" x 12`11"	Game Room	Lower	25`6" x 20`6"

Storage Lower 15`7" x 15`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple TN

Legal Desc: **1513210** 

Remarks

Pub Rmks:

Are you ready for a roomy bungalow on a large lot, backing west onto a spacious greenbelt? How about a 2017 home that looks like new, with upgrades galore and meticulously maintained? Come see 53 Cimarron Estates Road. Beautiful home inside and out! This home exudes classic elegance! Quality construction! White Hardie siding is beautifully contrasted with black window frames. Exposed aggregate finish for the curved driveway and the front steps. You will love this oversized garage with epoxy flooring and a commercial heater for year-round comfort (installed 2020). Do you have a third car? No problem, the ceiling in this garage is almost 12' high, which would easily allow for a lift to store your summer car. Step inside the front door and you will immediately appreciate the soaring vaulted ceiling and the extensive use of wide-plank engineered hardwood. The office on your right has double doors with glass inserts, and double front windows for plenty of natural lighting, 'The kitchen is the heart of the home', and you will fall in love with this kitchen! Please see the pictures (and book a showing) as words will not do justice. This highly upgraded kitchen has a massive island, plus a 'servery' to tuck away the microwave, coffee maker and toaster, keeping the main kitchen tidy. You will love the double wall ovens, and the six-burner gas cooktop with a custom vent-hood above (plus double pull-outs for spices on either side of the cooktop). The cabinets are beautifully upgraded with plenty of drawers and glass display shelves. The island has a white double farmhouse sink, plus 'furniture kicks' at floor level. From the kitchen and eating area, step out to a covered back deck, with Trex flooring, aluminum railing and glass inserts, gas line for the BBQ plus motorized retractable screens (installed 2022) to provide privacy while keeping an open view to the greenbelt at the same time. On cooler evenings, you will love the living room fireplace (with fan), surrounded by a clean-finish concrete surround, and brick finish to the ceiling! The primary bedroom is your evening retreat. With plenty of room for a king bed plus furniture, plus an amazing ensuite and walk-in closet. The ensuite has a free-standing tub and full height tiled shower (with tempered glass on two sides). Double sinks with quartz counters and a separate water closet. Step into the walk-in closet with built-in organizers and direct access to the laundry area so everything stays tidy. This fantastic floorplan has both the kitchen 'servery' and the laundry area accessible from the mudroom (a rare win/win from a design perspective)! Head downstairs to a finished basement with TV area, games area (pool table included), another full bathroom, and three more bedrooms (one used for fitness). In-floor heat in the basement for consistent warmth in cooler temps, Landscape upgrades in 2020, shed built in 2022. New carpet upstairs. See it, and you will love it!

Inclusions:
Property Listed By:

Two Planter Pots at the Front Step, Shed, Garage Heater, Retractable (motorized) Screens at the Back Deck, Phantom Door Screens, Pool Table

RE/MAX Complete Realty

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















