



THE
A-TEAM

**RE/MAX
FIRST**

47 CIMARRON ESTATES Road, Okotoks T1S 0M9

MLS® #: **A2169328** Area: **Cimarron Estates** Listing Date: **10/02/24** List Price: **\$1,175,000**
 Status: **Active** County: **Foothills County** Change: **-\$25k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **14,078 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,842**
 Low Sqft:
 Ttl Sqft: **1,842**

DOM
50
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Level,Underground Sprinklers**
 Park Feat: **Driveway,Front Drive,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`7" x 13`10"	Dining Room	Main	15`7" x 12`0"
Living Room	Main	16`6" x 23`0"	Office	Main	12`5" x 10`5"
Bedroom - Primary	Main	13`5" x 17`4"	Bedroom	Lower	12`6" x 16`3"
Bedroom	Lower	12`6" x 14`0"	Family Room	Lower	35`1" x 29`11"

5pc Ensuite bath
4pc Bathroom

Main
Lower

2pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1410732

Remarks

Pub Rmks:

This exceptional home, located on the prestigious Cimarron Estates Road, offers stunning curb appeal and BACKS ONTO a peaceful WALKING PATH. Upon entering, you'll be welcomed by soaring vaulted ceilings and a bright, open floor plan that is ideal for both everyday living and entertaining. The gourmet kitchen serves as the heart of the home, featuring floor to ceiling custom cabinetry, elegant GRANITE countertops, and high-end appliances that highlight the quality craftsmanship throughout. A well-positioned home office, filled with natural light and equipped with custom built-ins, adds both style and functionality. The primary suite is a spacious retreat, offering abundant natural light and direct access to a covered deck. The spa-like ensuite is designed for relaxation, featuring HEATED FLOORS a deep soaking tub and a large stand up shower. The backyard is perfect for entertaining, complete with a covered deck with RETRACTABLE SCREENS beautifully landscaped grounds, a greenhouse on concrete slab, all serviced by UNDERGROUND SPRINKLERS to maintain its lush appearance. Additional features include MAIN-FLOOR LAUNDRY and an OVERSIZED TRIPE GARAGE with EPOXY FLOORS and HEATED, along with a STAIRCASE leading to the basement from the garage. The fully finished basement is designed for gatherings, featuring a custom-built BAR and WINE ROOM, as well as a hobby room suitable for wine-making or painting. With TWO spacious BEDROOMS large enough for king sized beds and a four-piece bathroom, this lower level combines style and comfort, complete with HEATED FLOORS for added warmth. Cimarron Estates is one of Okotoks' most desirable neighbourhoods, known for its expansive estate lots that provide a perfect balance of privacy and beautifully landscaped outdoor spaces. The community is thoughtfully designed for outdoor enthusiasts, featuring extensive walking paths ideal for morning walks or evening bike rides. Conveniently located just minutes from essential amenities, this home offers easy access to grocery stores, restaurants, local boutiques, and essential services.

Inclusions:
Property Listed By:

**Chest Freezer in garage
RE/MAX Real Estate (Central)**

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













