



THE
A-TEAM

**RE/MAX
FIRST**

521 CIMARRON Point, Okotoks T1S 1S6

MLS®#: **A2172616**

Area: **Cimarron**

Listing **10/18/24**

List Price: **\$749,000**

Status: **Active**

County: **Foothills County**

Date: **Change: -\$41k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,360**
Low Sqft:
Ttl Sqft: **1,360**

Lot Information

Lot Sz Ar: **7,066 sqft**
Lot Shape:

DOM

64
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,No Smoking Home,See Remarks,Separate Entrance,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Basement		Living Room	Main	20`2" x 12`6"
Kitchen	Main	11`11" x 11`2"	Bedroom - Primary	Main	12`7" x 14`0"
Bedroom	Main	9`11" x 10`3"	Dinette	Main	11`10" x 9`6"
Family Room	Basement	11`2" x 20`1"	Bedroom	Basement	12`6" x 13`5"
Game Room	Basement	18`5" x 20`2"	Laundry	Basement	7`11" x 13`5"
Foyer	Main	5`10" x 5`4"	Balcony	Main	20`6" x 9`6"

Covered Porch

Main

5`5" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712551

Zoning:
TN

Remarks

Pub Rmks: **LOCATION...LOCATION...LOCATION! FULLY DEVELOPED WALKOUT BUNGALOW OFFERED BY 2ND OWNER! LOCATED IN ONE OF THE NICEST AREA OF OKOTOKS BACKING ONTO A LARGE ENVIRONMENTAL AREA. 2,500 SF ON 2 LEVELS. VAULTED CEILINGS, SKYLIGHT OVER THE CURVED OPEN STAIRCASE TO LOWER LEVEL FEATURING A SPACIOUS FAMILY ROOM WITH 2 WAY FIREPLACE, LARGE WINDOWS, 3RD BEDROOM, 4 PIECE BATH, RECREATIONAL/GAMES ROOM, LARGE LAUNDRY PLUS LOTS OF STORAGE SPACE. MAIN FLOOR HAS HARDWOOD FLOORS, LIVING/DINING AREA, BRIGHT KITCHEN TO ADJOINING DINETTE WITH 2 WAY FIREPLACE TO GREAT ROOM. PATIO DOORS TO A LARGE BALCONY WITH GLASS RAILINGS, LARGE PATIO BELOW AND THERE'S ALSO A FRONT VERANDA. LARGE SUNNY SOUTH FACING BACK YARD WITH DEER FENCE. NEW FURNACE, CENTRAL AIR, WASHER AND DRYER WITH 5 YEAR WARRANTY AND NEW 50 YEAR ASPHALT ROOF SHINGLES. WHAT A BEAUTIFUL WAY TO LIVE!**

Inclusions: **N/A**
Property Listed By: **Stonemere Real Estate Solutions**

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











