



THE
A-TEAM

**RE/MAX
FIRST**

21 CIMARRON ESTATES , Okotoks T1S 0M9

MLS®#: **A2174514** Area: **Cimarron Estates** Listing Date: **10/24/24** List Price: **\$949,900**
 Status: **Active** County: **Foothills County** Change: **-\$50k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,560**
Lot Information Low Sqft:
 Lot Sz Ar: **13,449 sqft** Ttl Sqft: **1,560**
 Lot Shape:

DOM

28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,High Ceilings,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`10" x 8`0"	Living Room	Main	14`0" x 14`5"
Dining Room	Main	9`10" x 13`0"	Kitchen	Main	10`1" x 13`5"
Mud Room	Main	5`0" x 13`6"	Bedroom - Primary	Main	13`0" x 13`10"
Bedroom	Main	13`0" x 13`1"	Laundry	Main	3`6" x 5`7"
5pc Ensuite bath	Main	9`6" x 11`3"	4pc Bathroom	Main	5`0" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1410732

Remarks

Pub Rmks:

Pulling up to this custom-built 2023 bungalow in Cimarron Estates, you'll be struck by its outstanding curb appeal, nestled on a spacious 1/3 acre lot. The home backs onto serene greenspace and a peaceful pond, offering a perfect blend of natural beauty and privacy. Step inside, and you'll be greeted by high ceilings and quality white oak laminate flooring, setting the tone for this elegant home. The living room, with its large windows, provides stunning views of the pond and greenspace to the South, making it the ideal space to relax and unwind by the marble gas fireplace. The heart of this home is the dream kitchen, featuring sleek stainless steel appliances, including a gas stove and oven, under-counter microwave, and a third drawer dishwasher. There's ample counter space and storage, perfect for both everyday living and entertaining. The open concept design flows seamlessly into the dining area, making it the perfect gathering spot for family and friends. The primary bedroom is a true retreat, complete with a private entrance to the covered deck. The ensuite boasts a double vanity, two-seat shower, and a deep soaker tub, with a walk-in closet conveniently connected to the mudroom and laundry area. The mudroom offers plenty of hooks, closed-in washer and dryer space, and easy access to the garage. The double attached garage with floor drain is insulated and drywalled. A spacious second bedroom, ideal for a guest room or office, has jack-and-jill access to a full bathroom and its own walk-in closet. The unfinished basement, with its impressive 9-foot ceilings, is ready for your personal touch—whether you envision a home theatre, gym, or additional living space. Tons of storage space for all your extras and if you want to go green, this house has been roughed in with a conduit from the roof to the basement for easy install of a future solar panel system. Outside, the professionally landscaped yard, completed in 2023, offers easy maintenance with an eight-zone Rainbird sprinkler system, rock gravel edging, and a patio stone border. The covered deck, complete with a gas outlet for a BBQ or fire pit, is the perfect spot to enjoy warm summer nights. This home also includes keypad entry systems for added security and convenience, as well as Gemstone lighting for elegance and seasonal decor. Located in the prestigious Cimarron Estates, this home offers not only luxury living but also the appeal of small-town charm in Okotoks. Just minutes from schools, parks, shopping, and the Dawgs baseball stadium, you'll enjoy the best of both worlds—quiet, spacious living with all the amenities you need close by. Okotoks is known for its vibrant community, scenic surroundings, and friendly atmosphere, making it the perfect place to call home. Don't miss out on this exceptional opportunity, schedule your private viewing today!

Inclusions:

Shed with items RYOBI: 20" self propelled lawn mower, weed trimmer, leaf blower, power washer and four 40V batteries, hoses (two 100' and one 50') with their containers, tv, all attached shelves, mirrors, sheer/opaque blinds and deer fence

Property Listed By:

RE/MAX First

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











