



THE
A-TEAM

**RE/MAX
FIRST**

7 CIMARRON ESTATES Manor, Okotoks T1S 0J8

MLS®#: **A2176742** Area: **Cimarron Estates** Listing Date: **11/01/24** List Price: **\$1,049,900**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,738**
 Lot Information Low Sqft:
 Lot Sz Ar: **11,509 sqft** Ttl Sqft: **2,738**
 Lot Shape:

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Few Trees,Landscaped,Underground Sprinklers,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`4" x 10`6"	Den	Main	14`8" x 13`0"
Living Room	Main	15`0" x 15`4"	Kitchen	Main	14`7" x 21`5"
Dining Room	Main	7`0" x 13`5"	Laundry	Main	7`4" x 9`3"
Mud Room	Main	14`10" x 8`10"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`7" x 15`7"	Bedroom	Upper	13`0" x 10`7"
Bedroom	Upper	13`0" x 12`9"	Bedroom	Upper	12`5" x 12`11"
5pc Ensuite bath	Upper	11`0" x 14`10"	4pc Bathroom	Upper	

Title: **Fee Simple**
Legal Desc: **1113650**

Zoning: **R-1**

Remarks

Pub Rmks: **This IMMACULATE home shows like a SHOWHOME, sits on a 1/4 acre lot and deserves your attention! This home is steps away from the Sheep River with all it's interconnecting pathway system and walking distance to St. Mary's Elementary, the Catholic Junior High School and all the shopping in east Okotoks! . The large bright entry with 18' ceilings will take your breath away and you will love the front den next to the spacious entry, as well as the bright living room with large windows and a beautiful feature wall with built in shelves and gas fireplace. The kitchen is absolutely every CHEF'S dream with spacious island, quartz countertops, upgraded appliances including your 6-burner bertazzoni gas stove, upgraded cabinets, and walk-through pantry. The dining area is bright and spacious, with oversized windows, and exits out to the 3-season sun room which features beautiful lighting, radiant heating, electricity/cable, gas line to the barbeque and ceiling fan. Upstairs features 4 bedrooms: 3 large children's bedrooms with corner shelves and large closets plus the master bedroom which is HUGE and comes with a large walk-in closet, a gorgeous en suite featuring a spa air tub, custom built shower, and double sinks in the vanity. The oversized double garage comes with hot & cold water taps and an abundance of shelving. The basement is ready for your creativity and comes with a radon reduction system. Wait until you go outside and see the HUGE backyard which is fully landscaped with well-established trees, shrubs, garden beds, underground sprinklers PLUS a huge patio and beautiful firepit area that's perfect for entertaining your friends! You will love this community with block parties in the summer and easy walking distance to downtown to enjoy all the festivities Okotoks has to offer!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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











