



THE
A-TEAM

**RE/MAX
FIRST**

67 CIMARRON Drive, Okotoks T1S 1S6

MLS®#: **A2178712** Area: **Cimarron Park** Listing Date: **11/14/24** List Price: **\$629,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,852 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Few Trees,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,340**
 Low Sqft:
 Ttl Sqft: **1,340**

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **3 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 13`0"	4pc Bathroom	Second	
4pc Ensuite bath	Second		Bedroom	Second	11`2" x 9`11"
Bedroom	Second	11`3" x 9`11"	Dining Room	Second	17`3" x 9`7"
Kitchen	Second	17`2" x 15`10"	Bedroom - Primary	Second	11`7" x 16`7"
Bedroom	Basement	8`11" x 11`7"	Bedroom	Basement	13`1" x 14`7"
Game Room	Basement	27`10" x 12`10"	4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712551

Zoning:
TN

Remarks

Pub Rmks: **Welcome Home!! This beautiful home has been very nicely renovated and is turn key ready for a family to enjoy. This 5 bedroom 3 bath home is perfect for the bigger family and the downstairs rooms are massive! New flooring throughout the home, new kitchen, new paint, new baseboards and casings, new lighting, and AIR Conditioning!! It has a great back and sideyard for the kids to enjoy. This home is located close to schools and shopping is a quick walk away. It's a must see!**

Inclusions:
Property Listed By: **RE/MAX Landan Real Estate**

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











