



THE
A-TEAM

**RE/MAX
FIRST**

201 CIMARRON Drive, Okotoks T1S0A7

MLS® #: **A2180321** Area: **Cimarron** Listing Date: **11/20/24** List Price: **\$664,900**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,827 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,028**
Low Sqft:
Ttl Sqft: **2,028**

DOM

1
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`2" x 5`1"	Dinette	Main	9`1" x 7`7"
Foyer	Main	12`5" x 21`1"	Kitchen	Main	17`2" x 14`8"
Living Room	Main	14`8" x 14`0"	Laundry	Main	10`5" x 7`4"
4pc Bathroom	Second	9`0" x 5`0"	4pc Ensuite bath	Second	10`6" x 9`11"
Bedroom	Second	15`3" x 9`1"	Bedroom	Second	15`4" x 9`2"

Bedroom - Primary
3pc Bathroom
Office

Second
Lower
Lower

13`6" x 13`6"
10`1" x 4`11"
7`10" x 7`4"

Bonus Room
Family Room

Second
Lower

19`1" x 13`7"
27`10" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0613997

Remarks

Pub Rmks:

Spectacular 3 BEDROOM , 3.5 BATHROOM home with a PROFESSIONALLY DEVELOPED BASEMENT on a very sought after street in the beautiful community of Okotoks. * CLICK ON MOVIE REEL ICON ABOVE FOR VIDEO AND 3D ICON FOR YOUR VIRTUAL TOUR. This 2 Storey gem has been impeccably maintained and shines with pride of ownership. The main floor features gleaming hardwood floors with a grand entry way and open concept design. The well appointed kitchen features GRANITE COUNTERS/STAINLESS STEEL APPLIANCES and opens onto the comfortable but spacious living room area. The ample dining area is flooded with natural light which is easily regulated with the new automated window shade package. A large deck flows naturally off of the dining area for easy outside/inside living on those warm summer days. For the colder days and nights, you can warm yourself in front of the natural gas fireplace in the carpeted living room. Upstairs you will find a large bonus room, full 4 piece bathroom, two generously sized bedrooms for the kids, and a large Master Retreat with a spa like ensuite bathroom featuring a soaker tub and separate shower. The new professionally developed basement is an outstanding upgrade to this already beautiful home as it adds a fantastic family rec space along with an 3rd full bathroom and spacious custom designed work from home space. The features of this well-appointed basement are rounded out with a Murphy bed that is perfect for any additional guests that you may be hosting. Simply put ...this is the finest home at this price point available in Okotoks, so don't delay and be disappointed. Your new home awaits!**

Window Coverings, Backyard Shed

Inclusions:
Property Listed By: **Charles**

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











