

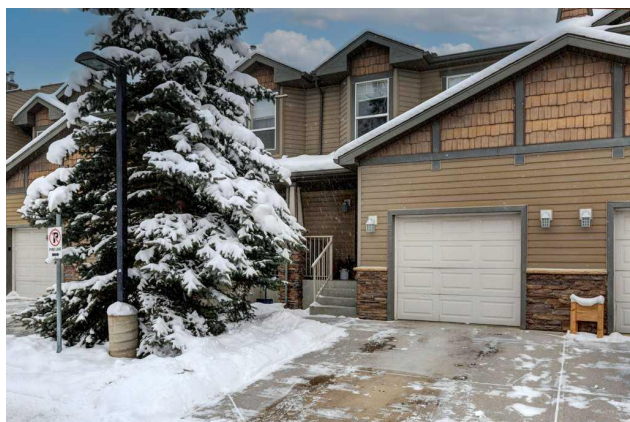


THE
A-TEAM

**RE/MAX
FIRST**

27 SPRING MEADOWS Bay, Okotoks T1S2G8

MLS®#: **A2180807** Area: **Cimarron Park** Listing Date: **11/24/24** List Price: **\$415,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Okotoks**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **1,640 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,310**
 Low Sqft:
 Ttl Sqft: **1,310**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Lawn,Low Maintenance Landscape,Rectangular Lot,Treed**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`4"
Kitchen	Main	10`2" x 9`10"
4pc Bathroom	Second	9`9" x 5`0"
Bedroom	Second	11`7" x 9`7"
Walk-In Closet	Second	6`3" x 5`2"
Storage	Basement	9`9" x 6`5"

Room	Level	Dimensions
Dining Room	Main	19`4" x 7`8"
Living Room	Main	17`5" x 10`5"
Bedroom	Second	11`4" x 10`8"
Bedroom - Primary	Second	19`3" x 13`8"
Game Room	Basement	19`3" x 15`7"
Furnace/Utility Room	Basement	9`10" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

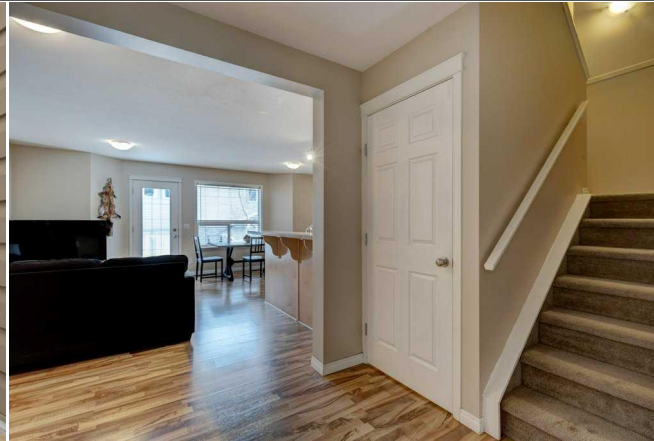
Legal Desc: **0410477**

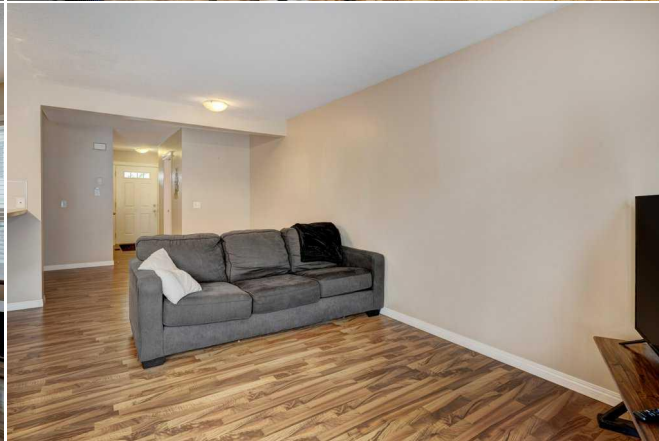
Remarks

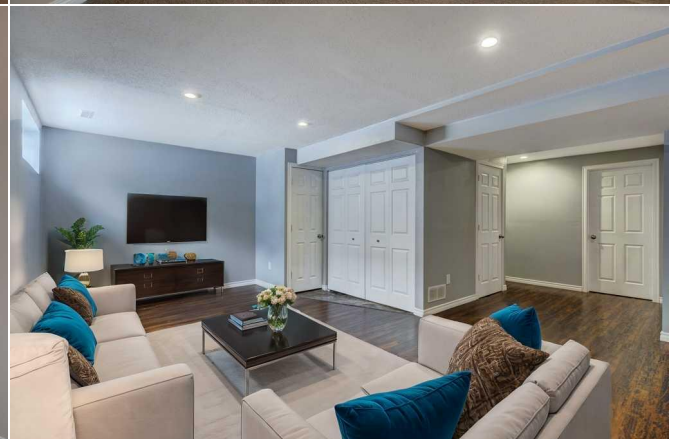
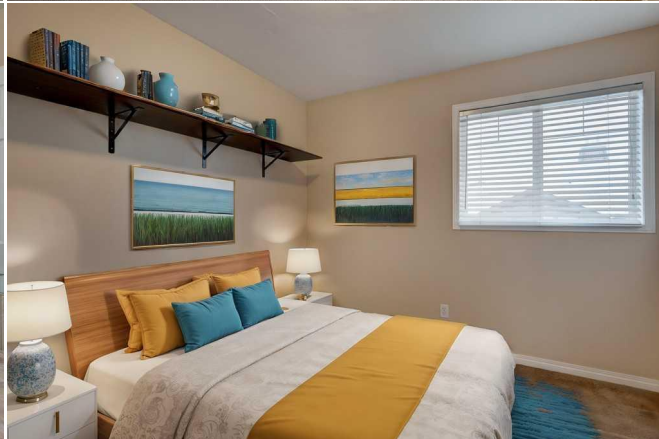
Pub Rmks: **Discover pride of ownership in this beautifully maintained three bedroom, two-storey townhouse, perfectly situated at the end of a quiet cul-de-sac in the best spot within the complex. Why rent when you can own? Low condo fees! Step inside to find a modern, maple kitchen, neutral contemporary colors, and a spacious layout designed to suit both young families and singles alike. This home offers 3 bedrooms upstairs and 1.5 baths, providing comfortable living space for all your needs. The finished basement adds extra living space, with loads of space for your home theatre or for your family games nights. It is roughed-in for a 4-piece bathroom and has a large storage area. Your car will stay snow free and warm in the attached single car garage. Conveniently located within the community, this townhouse offers excellent accessibility and amenities nearby- schools and shopping! Don't miss the opportunity to make it your own!**

Inclusions:
Property Listed By: **None**
Coldwell Banker Mountain Central

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









27 Spring Meadows Bay, Okotoks, AB

Main Floor Exterior Area 196.31 sq ft
Interior Area 539.83 sq ft
Excluded Area 234.48 sq ft



PREPARED: 2024/11/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Spring Meadows Bay, Okotoks, AB

2nd Floor Exterior Area 114.42 sq ft
Interior Area 655.25 sq ft



PREPARED: 2024/11/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Spring Meadows Bay, Okotoks, AB

Basement (Below Grade) Exterior Area 582.51 sq ft
Interior Area 493.21 sq ft



PREPARED: 2024/11/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

