



THE
A-TEAM

**RE/MAX
FIRST**

229 CIMARRON Drive, Okotoks T1S 0A8

MLS®#: **A2181624** Area: **Cimarron** Listing **11/30/24** List Price: **\$635,000**
 Status: **Active** County: **Foothills County** Change: **-\$5k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2007** Abv Sqft: **1,788**
Lot Information Low Sqft:
 Lot Sz Ar: **4,827 sqft** Ttl Sqft: **1,788**
 Lot Shape:

DOM

21
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,Laminate Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 6`7"	Living Room	Main	10`10" x 8`11"
Kitchen	Main	15`10" x 10`6"	Living Room	Main	15`2" x 12`2"
4pc Bathroom	Upper	6`1" x 8`8"	4pc Ensuite bath	Upper	13`8" x 11`2"
Bedroom	Upper	9`3" x 11`11"	Bedroom	Upper	12`2" x 9`10"
Bedroom	Upper	11`1" x 10`6"	Laundry	Upper	11`4" x 4`11"
Bedroom - Primary	Upper	11`11" x 15`5"	4pc Bathroom	Lower	7`10" x 4`11"
Game Room	Lower	25`1" x 19`2"	Furnace/Utility Room	Lower	7`2" x 9`11"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

0613997

Remarks

Pub Rmks: **This beautiful home has excellent curb appeal and features 4 bedrooms, 3.5 bathrooms, and a fully finished walkout basement. The main level has an open concept design with 9' ceilings, large windows, and hardwood floors that create a bright and inviting space. The kitchen is a highlight, boasting stainless steel appliances, beautiful dark wood cabinets, a large island, and a corner pantry. The master suite includes a spacious walk-in closet and a 4-piece ensuite with a separate tub and shower. All three spare bedrooms are generously sized, and laundry is also on the upper level. The laundry room has a ton of extra storage and shelving, plus high ceilings and a big window. Outside, you'll find a newer deck and a sunny west-facing yard. Located close to shopping and schools, plus walking paths, ponds, and the river valley are nearby too. In addition, the southland commuter bus picks up at the end of the street. This home offers comfort and convenience in a fantastic location.**

Inclusions: **None**
Property Listed By: **Century 21 Masters**

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











