



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 CIMARRON Trail, Okotoks T1S 2G9**

MLS®#: **A2187762**      Area: **Cimarron**      Listing Date: **01/14/25**      List Price: **\$407,500**  
 Status: **Pending**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Okotoks**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **2,527 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,342**  
 Low Sqft:  
 Ttl Sqft: **1,342**

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Lawn,Street Lighting**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 7`3"	Dining Room	Main	10`11" x 7`10"
Kitchen	Main	10`1" x 8`0"	Living Room	Main	19`6" x 14`8"
4pc Bathroom	Second	9`6" x 5`1"	Bedroom	Second	9`8" x 11`9"
Bedroom	Second	11`7" x 11`3"	Bedroom - Primary	Second	19`5" x 13`10"
4pc Bathroom	Basement	6`0" x 9`6"	Den	Basement	9`8" x 9`1"
Laundry	Basement	10`1" x 6`10"	Bedroom	Basement	11`0" x 17`5"
Storage	Basement	8`7" x 4`11"			

Condo Fee:  
**\$340**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**NC**

Legal Desc: **WM**

Remarks

Pub Rmks: **Welcome to this bright and inviting END UNIT in the desirable Spring Meadows! This 4-bedroom, 2.5-bathroom townhome is perfectly situated near schools, shopping, and amenities, offering both convenience and comfort. The main floor boasts a functional open layout with durable laminate flooring, a cozy corner fireplace, and a well-designed kitchen, perfect for everyday living and entertaining. Upstairs, you'll find a spacious primary bedroom with a large walk-in closet, two additional bedrooms, and a full bathroom. The fully finished basement adds even more versatility with a family room, a fourth bedroom, and another full bathroom. It's also plumbed for a kitchenette, opening up potential for additional development. A single attached garage completes the package, and the property has been very well-maintained. Located within walking distance to schools, urgent care, parks, and shopping, this home is a fantastic opportunity. Don't miss this steal of a deal!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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



