

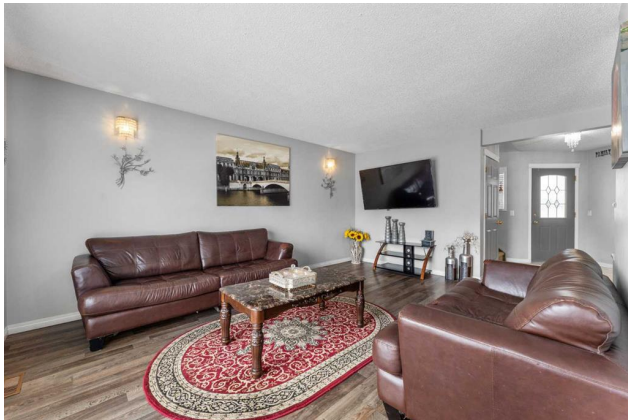


THE
A-TEAM

**RE/MAX
FIRST**

22 CIMARRON Crescent, Okotoks T1S 1S7

MLS®#: **A2189762** Area: **Cimarron** Listing Date: **01/24/25** List Price: **\$639,900**
 Status: **Pending** County: **Foothills County** Change: **-\$10k, 05-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,898 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Few Trees,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,876**
 Low Sqft:
 Ttl Sqft: **1,876**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 3`1"	Dining Room	Main	14`6" x 7`7"
Kitchen	Main	14`5" x 11`7"	Laundry	Main	6`7" x 7`0"
3pc Ensuite bath	Upper	9`7" x 5`3"	4pc Bathroom	Upper	7`7" x 5`3"
Bedroom	Upper	13`4" x 9`8"	Bedroom	Upper	11`2" x 10`3"
Family Room	Upper	19`3" x 15`11"	Bedroom - Primary	Upper	12`0" x 13`8"
Game Room	Basement	21`6" x 16`8"	Furnace/Utility Room	Basement	8`8" x 12`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TN

9711890

Remarks

Pub Rmks: **Welcome to this charming home located in the highly sought-after neighbourhood of Cimarron Hill in Okotoks! Situated on a quiet crescent, this beautiful property boasts 3 spacious bedrooms, 2 1/2 bathrooms, and a large, private yard with an expansive deck — perfect for outdoor entertaining and relaxation. Inside, you'll be greeted by a spacious foyer that leads into a bright and inviting living room. The generous kitchen, featuring stunning granite countertops, flows seamlessly into the living area — ideal for family gatherings and cooking. The home is also equipped with air conditioning to ensure year-round comfort. Upstairs, a cozy fireplace enhances the sunken bonus room, providing a perfect spot for relaxation. Three well-sized bedrooms offer comfort and privacy, while two full bathrooms complete the upper level, offering convenience and functionality. The fully open recreation space in the basement offers endless possibilities for a playroom, home gym, or entertainment area. This home is conveniently located near elementary, junior, and senior schools, as well as shopping, dining, and parks — everything you need is just minutes away. Plus, enjoy a scenic 40-minute drive to Calgary for even more amenities and attractions. Don't miss the chance to make this fantastic property in Cimarron Hill your new home!**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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



