



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 CIMARRON ESTATES Way, Okotoks T1S 2P3**

MLS®#: **A2190116**      Area: **Cimarron Estates**      Listing Date: **01/26/25**      List Price: **\$1,258,888**  
 Status: **Pending**      County: **Foothills County**      Change: **-\$30k, 17-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **12,163 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,407**  
 Low Sqft:  
 Ttl Sqft: **2,407**

DOM

**43**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Landscaped,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows,Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>20`4" x 18`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 16`7"</b>
<b>Den</b>	<b>Main</b>	<b>10`6" x 13`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 12`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`6" x 13`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 15`2"</b>
<b>Loft</b>	<b>Second</b>	<b>13`3" x 20`7"</b>	<b>Family Room</b>	<b>Lower</b>	<b>16`4" x 17`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 13`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 13`0"</b>

Game Room  
Wine Cellar  
3pc Bathroom  
5pc Ensuite bath

Lower  
Lower  
Lower  
Main

12`6" x 16`6"  
4`7" x 10`3"

Bedroom  
2pc Bathroom  
3pc Bathroom

Lower  
Main  
Second

12`0" x 14`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0514139

Zoning:  
TN

Remarks

Pub Rmks:

**Step into elegance with this remarkable Lask-built lofted bungalow, located in the prestigious Cimarron Estates. Nestled on a serene street, this exquisite home backs onto a picturesque walking path, offering a perfect blend of tranquility and convenience. The moment you enter, the soaring 10' ceilings, hand-planed hardwood floors, and custom built-ins set the tone for a home designed with impeccable attention to detail. The main floor boasts a stately den with French doors, transom window, and custom bookcases, perfect for work or study. The inviting living room features a stunning floor-to-ceiling stone-faced gas fireplace flanked by built-in shelving. The chef-inspired kitchen is a dream come true with high-end appliances, including a gas cooktop, double wall ovens, and an oversized refrigerator. Its expansive island and premium finishes make it ideal for cooking and entertaining alike. Adjacent, a spacious mudroom/laundry area provides access to the heated triple garage, backyard, and an impressive loft with its own 3-piece bathroom, perfect as a guest suite, home office, or gym. The professionally finished lower level is a retreat in itself, featuring in-floor heating, a large family room with a gas fireplace, a wet bar, a wine room, three additional bedrooms, and a full bathroom—perfect for hosting or multi-generational living. Outdoors, the 0.28-acre lot is an entertainer's paradise with lush landscaping, a private deck, and a fire pit area, all backing onto green space for added privacy. Whether it's hosting friends or enjoying a quiet evening under the stars, this yard is designed for relaxation and enjoyment. This home offers an unparalleled combination of luxury, functionality, and timeless design. Don't miss your opportunity to experience this extraordinary property—schedule your private showing today! Realtor Owned.**

Inclusions:  
Property Listed By:

storage shed, pergola  
Grand Realty

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











