



THE
A-TEAM

**RE/MAX
FIRST**

78 CIMARRON Trail, Okotoks T1S 2G9

MLS®#: **A2190467**

Area: **Cimarron**

Listing Date: **01/28/25**

List Price: **\$389,900**

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**

Finished Floor Area
Abv Sqft: **1,314**
Low Sqft:
Ttl Sqft: **1,314**

DOM

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

Lot Information

Lot Sz Ar: **1,646 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`10" x 9`9"
Foyer	Main	4`6" x 4`4"
Bedroom - Primary	Second	16`9" x 10`7"
Bedroom	Second	10`6" x 9`4"
4pc Bathroom	Second	9`5" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`9" x 7`7"
Living Room	Main	20`10" x 9`5"
Bedroom	Second	12`2" x 9`5"
2pc Bathroom	Main	7`2" x 3`0"
3pc Ensuite bath	Second	9`2" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NC

Legal Desc: **0410477**

Remarks

Pub Rmks: **Welcome to this charming and affordable townhouse! This 3-bedroom, 2.5-bathroom property offers great value for your family. As you step inside, you'll be greeted by an open concept main floor featuring laminate flooring and a cozy gas fireplace. The white kitchen cabinets create a bright and airy atmosphere, complemented by some new appliances. A patio door leads to a private outdoor area and shared green space with lovely trees. Upstairs, you'll find three bedrooms, including a spacious master suite. The master bedroom has a double closet and a convenient 3-piece ensuite bathroom. The unfinished basement offers excellent potential, with a good window and ample storage space. This townhouse also includes the convenience of a single attached garage. Located close to local amenities like shopping, parks, and schools. Don't miss this opportunity!**

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

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





