

**13 CIMARRON ESTATES Gardens, Okotoks T1S 0R1**

MLS® #: **A2191052** Area: **Cimarron Estates** Listing Date: **01/31/25** List Price: **\$1,224,999**  
 Status: **Active** County: **Foothills County** Change: **-\$25k, 18-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **10,344 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,688**  
 Low Sqft:  
 Ttl Sqft: **1,688**

DOM

**38**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Interior Lot,Landscaped,Lawn,Level,Private,Street Lighting,Subdivided,Yard Lights**  
 Park Feat: **220 Volt Wiring,Aggregate,Front Drive,Guest,Heated Garage,Insulated,Off Street,Outside,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Floor Furnace,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters,Storage**

Construction: **Composite Siding,Concrete,Mixed,Post & Beam,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Induction Cooktop,Refrigerator,Washer/Dryer,Water Softener**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	9`0" x 7`0"	Kitchen	Main	14`1" x 12`8"
Living Room	Main	14`0" x 13`6"	Dinette	Main	15`7" x 12`11"
2pc Bathroom	Main	9`1" x 5`4"	Bedroom - Primary	Main	14`0" x 13`0"
5pc Ensuite bath	Main	14`0" x 10`5"	Walk-In Closet	Main	9`9" x 9`5"
Bedroom	Main	10`5" x 9`5"	3pc Ensuite bath	Main	9`7" x 4`11"

Laundry  
Game Room  
Bedroom  
Mud Room  
Furnace/Utility Room

Main  
Basement  
Basement  
Main  
Basement  
7`3" x 5`10"  
21`0" x 14`1"  
12`11" x 11`2"  
9`8" x 6`1"  
25`2" x 19`1"

Pantry  
Bedroom  
4pc Bathroom  
Family Room

Main  
Basement  
Basement  
Basement  
7`10" x 5`7"  
13`3" x 10`8"  
11`2" x 10`8"  
13`11" x 13`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1513210**

Zoning:  
**TN**

Remarks

Pub Rmks: **Welcome to this stunning 2023-built bungalow in the highly desirable Cimarron Estates of Okotoks. This spacious home offers 4 bedrooms and 3.5 bathrooms, combining modern luxury with functional living space. The chef-inspired kitchen features quartz countertops, a large island, double ovens (one being a microwave and oven combo), an induction cooktop, and a walk-in pantry. Inside the pantry, you'll find extra refrigerator, cupboards and a shelf, adding even more storage and convenience for all your culinary needs. The open-concept living and dining areas are bright and inviting, with a cozy natural gas fireplace in the living room. Sliding patio doors lead to a south-facing deck and a private backyard. The primary bedroom is a peaceful retreat, complete with a generous walk-in closet and a luxurious 5-piece ensuite bath featuring beautiful ceramic tile. A second bedroom on the main floor features a Murphy bed, offering flexibility as a guest room or home office. This room also includes its own 3-piece ensuite bath. The main floor also includes a convenient 2-piece bathroom and a well-sized laundry area. The fully finished basement offers two additional bedrooms, a 4-piece bathroom, and a versatile flex space, perfect for a media room, home office, or play area. The flex space also includes a spacious family room. There's also plenty of additional storage space in the basement, including a fun kids' play area under the stairs, which can be used for either play or extra storage. The heated triple car garage provides ample space for parking and storage, with an extra parking spot beside it for guests or additional vehicles. The exposed aggregate concrete driveway adds curb appeal and ensures easy access to the home. Additional features include central air, built-in closet organizers, a water softener, and a water filtration system. The home is beautifully finished with vinyl plank flooring across the main floor, adding both style and durability. Located close to the serene Sheep River, this home offers a peaceful setting with easy access to nature trails and is ideally situated near schools, shopping, and all the amenities Okotoks has to offer. Don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions: **Exterior Security camera, mounted Slatwall in garage(without accessories), mounted garage cabinets, Snowblower**

Property Listed By: **Century 21 Bravo Realty**

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













