



THE
A-TEAM

**RE/MAX
FIRST**

24 CIMARRON ESTATES , Okotoks T1S 0M9

MLS®#: **A2191707** Area: **Cimarron Estates** Listing Date: **02/01/25** List Price: **\$1,299,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Okotoks** Finished Floor Area
 Year Built: **2024** Abv Sqft: **3,069**
 Lot Information Low Sqft:
 Lot Sz Ar: **10,592 sqft** Ttl Sqft: **3,069**
 Lot Shape:

DOM

1
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`8" x 5`8"	Den	Main	10`3" x 11`0"
Dining Room	Main	7`8" x 18`1"	Foyer	Main	7`6" x 7`7"
Pantry	Main	7`9" x 9`6"	Kitchen	Main	15`6" x 18`1"
Living Room	Main	14`0" x 18`2"	Mud Room	Main	8`8" x 9`2"
Office	Main	10`0" x 11`2"	4pc Bathroom	Upper	5`0" x 8`5"
4pc Ensuite bath	Main	5`9" x 12`4"	5pc Ensuite bath	Main	11`7" x 10`8"
Bedroom	Upper	11`0" x 10`11"	Bedroom	Upper	14`1" x 16`7"
Bedroom	Upper	10`1" x 11`3"	Family Room	Upper	15`11" x 15`0"
Laundry	Upper	5`10" x 8`5"	Bedroom - Primary	Upper	14`4" x 16`11"

Title: **Fee Simple**
 Legal Desc: **1410732**

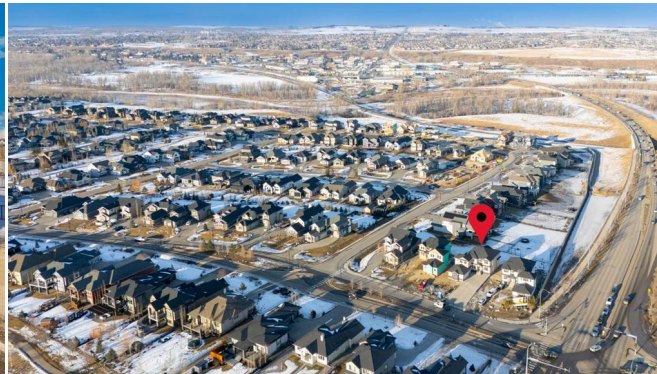
Zoning: **TN**

Remarks

Pub Rmks: **Welcome to this stunning brand-new detached home in Okotoks, ideally located near Costco and other amenities. This beautifully upgraded residence features a grand foyer with elegant 2x2 tiles, a formal dining room, a den, and 8-foot doors throughout the main floor. The high ceiling living room enhances the spacious feel with cozy fireplace and media niche, while the engineered hardwood flooring adds a luxurious touch. A well-designed mudroom with closets provides ample storage, and a full washroom with a standing shower is conveniently located on the main floor. The highly upgraded kitchen is a chef's dream, featuring a waterfall quartz island, an ice and water fridge, an electric cooktop, a built-in microwave, and a built-in oven with upgraded backsplash. A walkthrough pantry with addition cabinetry. Upstairs, you will find four spacious bedrooms, including two primary bedrooms, one with a four-piece ensuite and the other with a five-piece ensuite, along with an additional main bathroom. A loft provides extra living space, and the laundry room adds convenience. The upgraded carpet and sleek glass railings throughout enhance the modern aesthetic. Outside, the home boasts a stucco exterior, a huge backyard, and a big deck with BBQ Gas line perfect for outdoor entertaining. A separate side entry leads to the unfinished basement, offering endless possibilities for customization. This home is an incredible value in a prime location and ideally priced.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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



24 Cimarron Estates Gate, Okotoks, AB

1st Floor Exterior Area 1582.49 sq ft
Excluded Area 269.37 sq ft



PREPARED: 2025/5/31

White regions are excluded from total floor area in QSDS. See plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

