



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 CIMARRON SPRINGS Road, Okotoks T1S 0A7**

MLS®#: **A2195162**      Area: **Cimarron Springs**      Listing Date: **02/22/25**      List Price: **\$1,024,900**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2007**

Lot Information

Lot Sz Ar: **5,670 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,632**  
 Low Sqft:  
 Ttl Sqft: **2,632**

DOM

**1**

Layout

Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Landscaped,Lawn,Rectangular Lot,Views**

Park Feat:

**Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Rain Gutters**

Construction: **Cement Fiber Board,Concrete,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Pantry,Primary Downstairs,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **0613997**

Zoning: **TN**

Remarks

Pub Rmks: **\*\* Please click on "Videos" for 3D tour \*\* Welcome to a rare, former showhome, BACKING ONTO A POND, in very desirable Cimarron Springs! Stunning features include: 3+2 bedrooms, 3.5 bathrooms, almost 4000 sq ft of total development, decadent dry bar, 2 fireplaces, covered deck/sunroom, finished walkout basement, quartz counters, central A/C, main floor primary bedroom, open to below 15' vaulted ceilings, amazing upper office, good sized bonus room, double insulated/drywalled/finished garage, "Hardy" board siding, U/G sprinklers, built-ins throughout, walk-through pantry, stunning basement wet bar/wine cellar and much more! Location is a home run - backing onto pond & walking trails, across the street from Cimarron Park/St. Mary's School, all the great shopping/amenities 4 blocks away and very easy access to Highway 7 & Highway 2! Total pride in ownership and move in ready!**

Inclusions: **U/G Sprinkler System, All TV Mounts, Lights in Sunroom & Lower Patio, Basement Bar - Refrigerator/Dishwasher/Microwave/2 Bar Stools, Alarm, Shed.**

Property Listed By: **RE/MAX Landan Real Estate**

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



















