



THE
A-TEAM

**RE/MAX
FIRST**

212 CIMARRON Drive, Okotoks T1S 0A7

MLS®#: **A2196897**

Area: **Cimarron**

Listing Date: **02/23/25**

List Price: **\$780,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2008**

Lot Information

Lot Sz Ar: **4,849 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,305**
Low Sqft:
Ttl Sqft: **2,305**

DOM

3

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot,Underground Sprinklers**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Composite Siding,Stone

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Water Softener,Window Coverings

Int Feat:

Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Sump Pump(s),Vaulted Ceiling(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	8`3" x 4`1"	Living Room	Main	17`9" x 15`2"
Breakfast Nook	Main	12`0" x 9`4"	Kitchen	Main	13`1" x 10`10"
Office	Main	13`2" x 12`10"	Laundry	Main	8`3" x 6`0"
Bedroom - Primary	Second	14`0" x 12`9"	Bedroom	Second	11`3" x 9`0"
Bedroom	Second	11`8" x 9`0"	Bonus Room	Second	12`4" x 17`3"

Loft
 Bedroom
 Storage
 2pc Bathroom
 5pc Ensuite bath

Second
 Basement
 Basement
 Main
 Second
 6`1" x 8`6"
 12`1" x 11`4"
 10`10" x 6`0"
 5`3" x 4`7"
 11`3" x 9`0"

Family Room
 Bedroom
 Furnace/Utility Room
 4pc Bathroom
 4pc Bathroom

Basement
 Basement
 Basement
 Second
 Basement
 17`4" x 13`5"
 12`7" x 11`7"
 12`3" x 11`8"
 8`0" x 4`10"
 7`10" x 7`9"

Legal/Tax/Financial

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

Zoning:
TN

Remarks

Pub Rmks: **Bright and open throughout, this is a "must see" immaculate two-story home. Incredible curb appeal greets you upon arrival. Gorgeous entry wth soaring ceiling and built-in storage bench, which then leads to the very bright, large flex room, currently used as an office but could be a formal dining room, library, anything that works for you! Next is the living room with huge windows, lots of space, and a beautiful fireplace with mantle. Onto the kitchen with all stainless steel appliances (oven & microwave built in), huge island, breakfast bar, corner pantry, and stunning cabinetry, some with glass, under counter lighting, plus great breakfast nook/dining area leading to the large deck (12'4" x 28'6"), and professionally landscaped back yard with a shed for storage. There is a half bath and great laundry/mud room (has pull down hangers for drying and a folding counter, plus coat hooks and shoe storage, making it a very functional room) which complete the first floor. Upstairs you will find a huge bonus room with vaulted ceiling and a loft area with built-in desk. The primary suite has double doors which creates a beautiful entrance followed by wonderful space, a walk-in closet with built-in shelving, large ensuite with two sinks, a jetted tub, and separate shower and toilet area, making this a total retreat. Two more good sized bedrooms and a full bath round out the top floor and all bedrooms and bonus room have ceiling fans. The basement has been professionally developed (866.25 sq ft finished) and kept to the same high standards as the rest of the home. You will find a large family room, two good sized bedrooms, full bathroom, utility room and a storage room which could be turned into a hobby room by just adding carpet (walls and window are in place). Completed with a double attached garage, central air conditioning, and underground sprinklers, this home has everything a family could want. Bright, open floor plan, gorgeous "up to date" colours, superior finishing, archways that open the space and make it show beautifully, and more. Close to all amenities including schools, shopping, parks, playgrounds and walking paths. Come view this "rare to find" 5 bedroom home in the lovely, vibrant community of Cimarron.**

Inclusions:
 Property Listed By: **Shed, 3 TV Mounts
 RE/MAX iRealty Innovations**

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











