



THE
A-TEAM

**RE/MAX
FIRST**

17 CIMARRON ESTATES Link, Okotoks T1S0C6

MLS® #: **A2196906** Area: **Cimarron Estates** Listing Date: **03/03/25** List Price: **\$1,250,000**
 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: **2010** Abv Sqft: **1,830**
 Lot Information
 Lot Sz Ar: **12,686 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,830**

DOM

7
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **High Ceilings,Skylight(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`11" x 15`7"	Dining Room	Main	10`11" x 11`10"
Living Room	Main	16`0" x 16`0"	Bedroom - Primary	Main	17`8" x 15`1"
5pc Ensuite bath	Main		Walk-In Closet	Main	10`8" x 9`0"
Office	Main	11`2" x 12`5"	2pc Bathroom	Main	
Laundry	Main	10`0" x 5`7"	Pantry	Main	4`4" x 10`3"
Family Room	Basement	26`11" x 18`8"	Bedroom	Basement	16`5" x 12`7"
Bedroom	Basement	10`8" x 13`9"	Flex Space	Basement	10`2" x 9`1"
Furnace/Utility Room	Basement	18`10" x 8`3"	4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0711697

Remarks

Pub Rmks:

Welcome to this breathtaking custom-built bungalow by LASK Builders, located in the highly sought-after Cimarron Estates. Surrounded by lush green space and walking paths leading to the river, you'll feel like you're living in nature, all while being just a short distance from everything you need. With over 1,800sqft of living space, this home will truly wow you from the moment you step inside. A charming covered front deck is perfect for enjoying your morning coffee while taking in the sunrise. Upon entering, you're greeted by a bright and inviting home office, featuring glass doors and a large picture window that bathes the room in morning sunlight. It has an open-concept floor plan with stunning hardwood floors throughout. The spacious living room is highlighted by the cathedral ceilings and a gas fireplace with a gorgeous mantle. It seamlessly flows into your chef's dream kitchen, which is equipped with granite countertops, a massive island, a stone hood fan over a 6-burner gas stove, and ample cupboard space, including glass-front cabinetry above the coffee bar. The walkthrough pantry is a standout feature, offering tons of storage space and leading directly to the mudroom, garage entry, and even a stand-up freezer. With its open layout, you'll always feel connected to the action. The dining area offers access to your cozy covered deck, with a stunning gas fireplace and views you'll love. The main floor also features the luxurious primary suite, which includes tray ceilings and plenty of natural light. The 5pc ensuite is the perfect retreat, featuring a soaker tub, walk-in tiled shower, double sinks, a separate toilet room, and a door that leads to your expansive walk-in closet. A convenient 2pc bathroom is also located on the main floor for guests. The fully developed basement is an entertainer's dream, featuring a wet bar and a large living room with plenty of space for whatever you desire. A cozy TV area, with another gas fireplace, adds to the space's charm. Two additional bedrooms (one with a walk-in closet), a 4pc bathroom, and a flexible room perfect for a craft area, playroom, or man cave complete the lower level. This home is also equipped with an intercom system and SONOS sound system, both inside and on the outdoor patio. The large 2-car garage offers an added workshop area, perfect for all your tools and storage needs. The garage leads to your beautiful, fully fenced backyard, which features a ground-level fire pit area, mature trees, a greenhouse, and a heated workshop with a garage door and 220V power. Enjoy the beauty of the green space behind the home, with direct access to walking paths that stretch for over 8KM. The area is home to frequent deer sightings, however, the yard is equipped with higher fencing to help keep them out of your personal space. Located near major shopping areas, this home combines the serenity of small-town living with the convenience of being close to the city. Okotoks offers a growing community with small-town charm, and this home is the perfect place to enjoy it all!

Inclusions:
Property Listed By:

N/A
Century 21 Foothills Real Estate

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













