



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 CIMARRON ESTATES Link, Okotoks T1S0C6**

MLS®#: **A2198751**      Area: **Cimarron Estates**      Listing Date: **03/04/25**      List Price: **\$1,175,000**  
 Status: **Active**      County: **Foothills County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Okotoks**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **11,163 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,824**  
 Low Sqft:  
 Ttl Sqft: **1,824**

DOM

**5**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Landscaped, Many Trees, Rectangular Lot, Underground Sprinklers**  
 Park Feat: **Additional Parking, Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air, See Remarks**  
 Sewer:  
 Ext Feat: **BBQ gas line, Dog Run, Fire Pit, Lighting, Private Entrance, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**  
 Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`2" x 12`0"
Dining Room	Main	9`5" x 11`0"
Bedroom - Primary	Main	14`0" x 16`0"
Laundry	Main	6`5" x 13`0"
Game Room	Basement	11`3" x 20`0"
Bedroom	Basement	11`7" x 11`10"

Room	Level	Dimensions
Living Room	Main	16`8" x 17`2"
Kitchen	Main	11`7" x 13`4"
Bedroom	Main	9`0" x 13`0"
Family Room	Basement	19`0" x 22`5"
Bedroom	Basement	10`6" x 12`6"
Exercise Room	Basement	10`1" x 16`5"

Other  
4pc Bathroom  
3pc Bathroom

Basement  
Main  
Basement

11`8" x 12`0"  
5`0" x 8`4"  
10`5" x 11`9"

Furnace/Utility Room  
5pc Ensuite bath

Basement  
Main

7`6" x 16`6"  
10`0" x 13`0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0711697

Zoning:  
TN

Remarks

Pub Rmks:

**Welcome to 14 Cimarron Estate Links! Immaculate\* Well Maintained\* Custom built\* Executive\* Pride of Ownership\* Tech Forward\* Separate Entrance\* Located in the prestigious area of Cimarron Estates this home is a showcase for quality workmanship and materials. You will feel at home the moment you walk up the steps to the slate covered porch with double doors and into this spacious entry. Greeted by curved staircase with iron railing, the detailing in the coffered ceiling, the floor to ceiling stone fireplace in the living room, beautiful hardwood floors, abundance of Natural Light and Windows. It immediately feels like a place you want to be! The chef's kitchen features a large island, top of the line appliances, lots of cupboards, large pantry and quartz countertops and a sunfilled dining area with access to the grand covered deck and backyard. The primary bedroom is a true retreat, featuring peaceful a 5 pc ensuite, huge walk-in closet & a cozy tranquil sitting area with fireplace to decompress after a long day or to curl up and read a book. Completing this floor there is a large second bedroom offering a window seat, full Bathroom, and a very functional Laundry room with lots of cabinetry and Quartz counters which is great for organization and storage. The basement has been professionally developed with in-floor heat, 2 large bedrooms with walk-in closets, recently upgraded bathroom with a shower, large full wet bar and massive games area. to enjoy family or cozy up to the sports game. There's a Gym and storage that leads to the separate entrance from the basement up into the triple attached garage which features in-floor heat lots and lots of built in storage, work bench and area for the handy person and all of your hobbies! Top this off with a solid wood doors throughout the interior, freshly landscaped yard that is well manicured featuring maturing trees, stone paved patio area with firepit over-sized shed complete with electrical plugs, a fenced dog run, sprinkler system along with A/C and Central Vac, custom window treatments. An added bonus is the phetera of tech in this home; cameras, smart lighting, govee lighting, smart thermostats and a sound systems. This is a very very well cared for home is in a private estate area and yet has quick access to all the amenities along with easy access to Calgary. There is an abundance of walking paths with access to walk by the river, ponds, shopping and schools to keep you very active. Everything has been thought of, maintained and done making this a turn key home all you will have to do is move in! Come and View then start Packing!**

Inclusions:

**Basement Fridge, Basement Dishwasher, Hikvision NVR Garage, Govee lights & outdoor lighting controllers, TV in Kitchen, TV wall Mount in Garage, Firepit, Pool Table and Accessories,,closet organizers, design wall in the sewing room, Built in Speakers, Alarm System, Shed, Dog Run, In floor heating, Sprinkler System, Shelving the Utility room, Built in shelving in the garage, All motion lighting, All smart Lighting, Google smart Thermostat, Doorbell Camera, All TV mounts Included (Kitchen, Quilting room, Master Bedroom, Family Room, Exercise Room, Garage) Audio System (Russound Audio System including digital keypad)**  
CIR Realty

Property Listed By:

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











