



THE
A-TEAM

**RE/MAX
FIRST**

24 CIMARRON ESTATES Gate, Okotoks T1S 0M9

MLS®#: **A2200017** Area: **Cimarron Estates** Listing Date: **03/06/25** List Price: **\$1,099,000**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Okotoks**
Year Built: **2024**
Lot Information
Lot Sz Ar: **10,592 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,069**
Low Sqft:
Ttl Sqft: **3,069**

DOM

46
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**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
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	28`5" x 18`7"	Den	Main	33`8" x 36`1"
Dining Room	Main	25`2" x 59`4"	Foyer	Main	24`7" x 24`10"
Pantry	Main	25`5" x 31`2"	Kitchen	Main	50`10" x 59`4"
Living Room	Main	45`11" x 59`7"	Mud Room	Main	28`5" x 30`1"
Office	Main	32`10" x 36`8"	4pc Bathroom	Upper	16`5" x 27`8"
4pc Ensuite bath	Main	18`10" x 40`5"	5pc Ensuite bath	Main	38`0" x 35`0"
Bedroom	Upper	36`1" x 35`10"	Bedroom	Upper	46`2" x 54`5"
Bedroom	Upper	33`1" x 36`11"	Family Room	Upper	52`3" x 49`3"
Laundry	Upper	19`2" x 27`8"	Bedroom - Primary	Upper	47`0" x 55`6"

Title:
Fee Simple
Legal Desc:

Zoning:
TN

1410732

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:
Property Listed By:

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



24 Cimarron Estates Gate, Okotoks, AB

Main Floor Exterior Area 1487.35 sq ft
Excluded Area 797.96 sq ft



0 4 8 12'

PREPARED: 2025/01/31

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

24 Cimarron Estates Gate, Okotoks, AB

1st Floor Exterior Area 1582.49 sq ft
Excluded Area 206.37 sq ft



0 4 8 12'

PREPARED: 2025/01/31

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