



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
3
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** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** 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
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **TN**
 Legal Desc: **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: N/A
 Property Listed By: RE/MAX First

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



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