



THE
A-TEAM

**RE/MAX
FIRST**

100 CIMARRON ESTATES Drive, Okotoks T1S 0R1

MLS® #: **A2202065** Area: **Cimarron Estates** Listing Date: **03/13/25** 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: **2025** Abv Sqft: **1,740**
 Lot Information Low Sqft:
 Lot Sz Ar: **11,269 sqft** Ttl Sqft: **1,740**
 Lot Shape:

DOM

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

Parking

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

Access:
 Lot Feat: **Back Yard, Pie Shaped Lot, Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony, Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer**
 Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple** Zoning: **TN**
 Legal Desc: **0**

Remarks

Pub Rmks: **LEASE BACK OPPORTUNITY! This stunning newly built bungalow in beautiful Cimarron Estates offers a unique investment opportunity, as it will be leased back for**

one year at a competitive rate, providing immediate rental income for the new owner while they're ensuring they get to purchase this beautiful show home! Situated on a large pie-shaped lot that spans over 11,000 square feet, this home features 1,740 sq. ft. on the main level plus a fully developed 1,136 sq. ft. walkout basement, designed with modern elegance and functionality in mind. The open-concept living space boasts vaulted ceilings in the great room, oversized windows, and a beautiful gas fireplace, creating a bright and inviting atmosphere with plenty of natural light all day long. The upgraded gourmet kitchen includes quartz countertops, stainless steel appliances, a walk-in pantry, and custom cabinetry. This is the perfect space for entertaining with ample room to host larger groups. A flex room on the main floor provides versatility for a home office or additional seating area. The spacious primary suite offers a luxurious 5pc ensuite complete with a soaker tub, walk-in shower, dual sinks and private water closet - in addition to its walk-in closet. The mudroom with laundry adds convenience for daily living with everything you need on the main level. The fully finished walkout basement features an electric fireplace and additional living space, ideal for relaxation or gatherings as well as two additional bedrooms and another 5 pc bathroom. Outdoor enjoyment is easy with a large rear deck overlooking the yard. Completing this home is a side-drive triple-car garage, providing ample parking and storage. With 8' interior doors, premium finishes, and a well-designed layout, this home blends style and practicality. Don't miss this exceptional lease-back opportunity—own a brand-new home in Cimarron Estates with guaranteed rental income for one year! Possession of this gorgeous home will be at the end of May 2025. Contact today for details.

Inclusions:

N/A

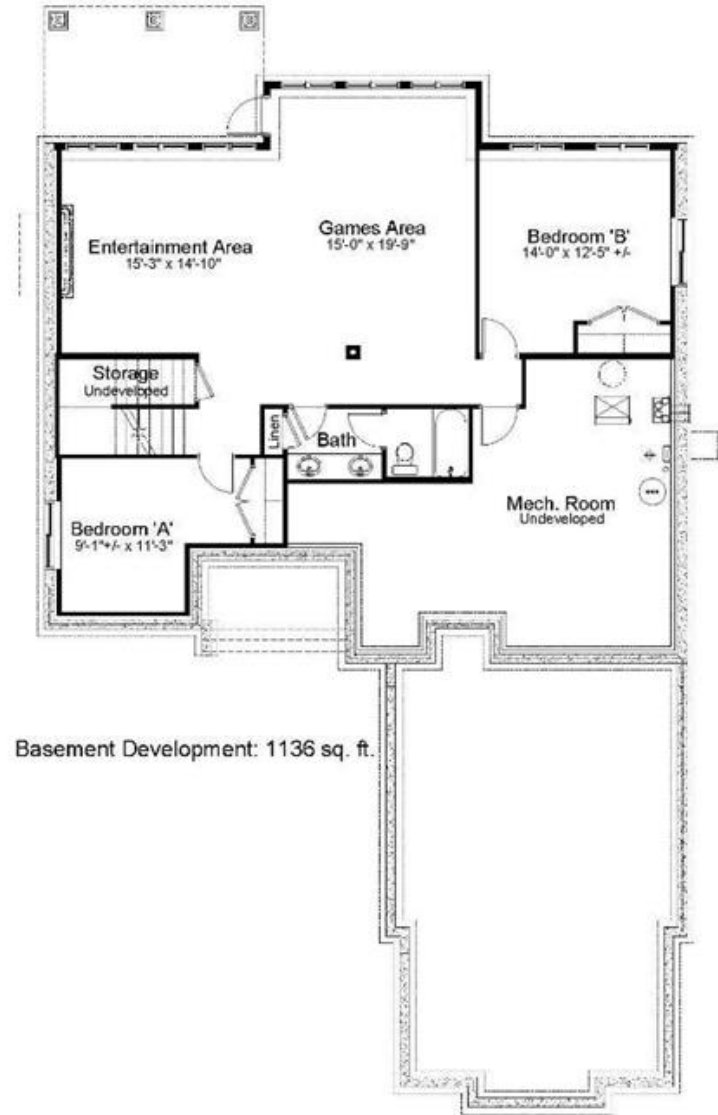
Property Listed By:

Charles

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



Main Floor: 1740 sq. ft.



Basement Development: 1136 sq. ft.