



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2004
 LINC #: [0029694453](#)
 Legal Plan: 0214226 Blk: 21 Lot: 31
 Area: Okotoks
 Nearest Town:
 Community: Cimarron Park OKCIP
 Postal Code: T1S 2E7
 Condo Type: Not a Condo
 Possession: 60/Negotiable

Land Use: R1 New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$4,086/2017
 Local Imp Amt: 0
 HOA: No
 Condo Fee:

TAKE THE 3D TOUR of this air conditioned beauty, sat on a huge pie shaped lot in a quiet cul-de-sac. The warm westerly yard has a deck, a mammoth stamped concrete patio & a 300+ sf WORKSHOP with a garage door! Lots of lawn area & a side yard shed too! Inside the home, the main floor offers a den with French doors & a built in desk/shelves, a dining room & a totally renovated chef's kitchen with masses of granite countertops, pan drawers & upgraded stainless steel appliances. Open plan with the kitchen is the dining nook & the spacious living room with its cozy gas fireplace. Upstairs, you'll find 4 great bedrooms, with the master having a 5 pc ensuite, whilst the child bedrooms share the 4 pc family bathroom. The fully finished basement has a huge family/recreation space with a corner gas fireplace, surround sound wiring & a wet bar. You'll also find bedroom 5 & an informal 6th bedroom or hobby/exercise room, a 3 pc bathroom & great storage. A short walk to 2 schools & walking paths. Great value here!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 4/6 Rms Abv: 10 F/H Baths: 3/1						
Den	3.7X2.9	12'0"X9'5"	M	Dining Rm	3.7X3.2	12'3"X10'5"	M	2P	3P	4P	5P	6P		
Living Rm	4.9X4.4	16'0"X14'6"	M	Kitchen	4.5X3.7	14'8"X12'0"	M	Baths:	1	1	1	0	0	
Bkfst Nook	3.5X2.6	11'5"X8'6"	M	Mstr Bed	4.9X3.6	15'11"X11'11"	U	EnSt Bth:	0	0	0	1	0	
Bedroom	3.6X2.9	11'11"X9'5"	U	Bedroom	3.7X2.8	12'2"X9'1"	U	Level	Mtr2:		Sq Ft			
Bedroom	3.7X3.0	12'2"X9'11"	U	Bedroom	3.7X2.7	12'0"X8'11"	B	Main:	111.39	1,199				
Bedroom	4.0X2.9	13'0"X9'5"	B	Family Rm	7.6X5.9	25'0"X19'6"	B	Upper:	100.89	1,086				
Wrkshp	9.7X3.7	31'11"X12'1"	A					Above Grade:						
								Lower:						
								Below Grade:	72.93	785				
								Total A.G.	212.28	2,285				

Property Information

Basement: Full-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: East
 Garage Dim: 20'0" x 22'0"
 Heating: Forced Air-1
 Fin FP/Rgh-In: 2
 Lot Shape: Pie Shaped
 Lot Sq M: 0.00 m2
 Frntg X Depth: 8.07x45.59
 Flooring: Carpet, Ceramic Tile, Hardwood
 Fuel: Natural Gas
 Fuel: Gas Only
 Parking: 4/Double Garage Attached, Insulated, Shop
 Features: Air Conditioning-Central, Ceiling 9 ft., Deck, Hot Water -Tankless, No Smoking Home, Patio, Porch, Programmable Thermostat, Wall Unit-Built-In, Windows - Vinyl, Workshop
 Site Influences: Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View, View Mountain
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Water Softener, Wine/Beverage Cooler
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
 Ownershp: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).