



Class: Detached Area: Okotoks
 Type: Detached Nearest Town:
 Style: 2 Storey Community: Cimarron Springs OKCIS
 Year Built: 2012 Postal Code: T1S 0M1
 LINC #: 0035032267 Condo Type: Not a Condo
 Legal Plan: 1113484 Blk: 36 Lot: 3 Possession: 30/Negotiable

Land Use: R1 New Hm: Tax Amt/Yr: \$4,481/2017
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Condo Fee:
 Utility Right Of Way

Masses of curb appeal with this fabulous former showhome in a cul-de-sac in Cimarron Springs, close to Okotoks' best shopping. Immaculate & upgrades galore. Spacious tiled entrance leads to a huge dining room with hardwood flooring. Beyond lies a super kitchen with masses of soft close & extended height cabinetry, pot & pan drawers, quartz countertops & stainless steel appliances. The cabinetry continues into the large breakfast nook. The cozy living room has a beautiful gas fireplace. You'll love the private main floor den, with built ins & also the cubbies & walk in coat closet by the oversized garage. 9' upper level ceilings! The central bonus room has a 10' tray ceiling, a feature echoed in the master, which also has a sumptuous 5 pc en-suite & a terrific walk in closet with a door to the laundry room. The large 2nd & 3rd bedrooms share the 4 pc family bathroom. Air conditioning. Landscaped, southerly rear yard with a deck & a sprinkler system. COME VIEW THE 3D TOUR NOW - click the Multimedia Button!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 10 F/H Baths: 2/1						
Dining Rm	3.6X3.4	11'10"X11'3"	M	Kitchen	3.7X3.6	12'1"X11'9"	M	2P	3P	4P	5P	6P		
Bkfst Nook	4.4X2.2	14'5"X7'4"	M	Living Rm	4.7X4.3	15'3"X14'0"	M	Baths:	1	0	1	0	0	
Den	2.6X2.4	8'8"X8'0"	M	Bonus	4.6X3.9	15'0"X12'10"	U	EnSt Bth:	0	0	0	1	0	
Mstr Bed	4.7X4.6	15'5"X15'2"	U	Bedroom	4.3X3.6	14'0"X11'9"	U	Level	Mtr2:		Sq Ft			
Bedroom	3.9X3.7	12'8"X12'1"	U	Laundry	3.6X1.9	11'8"X6'1"	U	Main:	115.76		1,246			
								Upper:	121.89		1,312			
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	237.65		2,558			

Property Information

Basement: Full-Unfinished Heating: Forced Air-2 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 0.00 m2
 Exterior: Stone, Vinyl Frntg X Depth: 12.81x33
 Roof Type: Asphalt Shingles Flooring: Carpet, Ceramic Tile, Hardwood
 Front Exp: North
 Garage Dim: 24'0" x 23'6"
 Parking: 4/Double Garage Attached, Insulated, Over Sized
 Features: Air Conditioning-Central, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground, Windows - Vinyl
 Site Influences: Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All
 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. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).