

**104 Cimarron Springs BA**



**Class:** Detached  
**Type:** Detached  
**Style:** 2 Storey  
**Year Built:** 2018  
**LINC #:** [0032798803](#)  
**Legal Plan:** 0715152    **Blk:** 35    **Lot:** 59  
**Area:** Okotoks  
**Nearest Town:**  
**Community:** Cimarron Springs OKCIS  
**Postal Code:** T1S 0J4  
**Condo Type:** Not a Condo  
**Possession:** 30/Negotiable

**Land Use:** R-1    **New Hm:**  
**Title to Land:** Fee Simple    **Tax Amt/ Yr:** \$4,199/2019  
**Conform Rpt:**  
**Restrictions:** Restrictive Covenant-Building Design/Size, Utility Right Of Way  
**Local Imp Amt:**  
**HOA:** No  
**Condo Fee:**

CLICK THE MULTIMEDIA BUTTON FOR A 3D TOUR, MORE PHOTOS & A FULL DESCRIPTION OF THIS CUSTOM BUILT HOME & ITS MANY UPGRADES. Fully finished 2 storey walkout home, on a large pie shaped lot, in a quiet cul-de-sac that's close to Okotoks' best shopping. Stunning tile entrance leads to a lovely living room with a feature fireplace. The fabulous kitchen has 1 3/8" granite, upgraded cabinets, Frigidaire Professional & Miele appliances & is open plan with the spacious dining nook. Upstairs has a large bonus room, 3 great bedrooms, the master with a luxury walk in closet & 5 pc en-suite with in floor heat. There's also an upgraded family bathroom & a terrific laundry room. The walkout basement offers a superb wet bar, huge family room & a generous 4th bedroom with an adjacent upgraded bathroom with in floor heat. There's also ample storage space. Out back, you'll find a main floor deck with glass panels & a concrete patio beneath, whilst there's masses of space for the kids to play & a garden area. MAKE IT YOURS!

**Rooms & Measurements**

Room Type	Dim/ M	Dim/ Ft	Level	Room Type	Dim/ M	Dim/ Ft	Level	Bedrooms A/ T:	3/4	Rms Abv:	8 F/ H	Baths:	3/1
Living Rm	4.9X4.7	16'1"X15'4"	M	Kitchen	3.8X3.8	12'6"X12'5"	M						
Bkfst Nook	4.0X2.4	13'0"X8'0"	M	Other	2.1X1.4	6'11"X4'5"	M						
Bonus	4.9X4.0	16'1"X13'0"	U	Mstr Bed	5.7X4.0	18'8"X13'2"	U						
Bedroom	3.4X3.3	11'0"X10'9"	U	Bedroom	3.4X3.1	11'3"X10'2"	U						
Family Rm	7.1X4.5	23'2"X14'8"	B	Bedroom	3.7X3.1	12'1"X10'0"	B						
								<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>
								<b>EnSt Bth:</b>	1	0	2	0	0
									0	0	0	1	0
								<b>Level</b>	<b>Mtr2:</b>	<b>Sq Ft</b>			
								<b>Main:</b>	78.78	848			
								<b>Upper:</b>	113.71	1,224			
								<b>Above Grade:</b>					
								<b>Lower:</b>					
								<b>Below Grade:</b>	58.34	628			
								<b>Total A.G.:</b>	192.50	2,072			

**Property Information**

**Basement:** Walkout/Walk Up-Fully Finished    **Heating:** Forced Air-1, In Floor Heat System    **Fuel:** Natural Gas  
**Suite:** Suite - None    **Fin FP/Rgh-In:** 1    **Fuel:** Gas Only  
**Construction:** Wood Frame    **Lot Shape:** Pie Shaped  
**Foundation:** Concrete    **Lot Sq M:** 410.40 m2  
**Exterior:** Stone, Vinyl    **Frntg X Depth:** 7.89x32.23  
**Roof Type:** Asphalt Shingles    **Flooring:** Carpet, Ceramic Tile, Hardwood  
**Front Exp:** Southwest  
**Parking:** 4/Double Garage Attached, Insulated  
**Features:** Ceiling 9 ft., Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Windows - Vinyl  
**Site Influences:** Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, View  
**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All  
**Goods Excluded:** Contact listing agent for full list of included and excluded items.  
**HOA Fee Incl:**

**Agent & Office Information**

**Ownership:** RE/MAX REALTY INNOVATIONS  
**Private**

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