

104 Cimarron Springs Bay Okotoks, AB T1S 0J4



Class:	Detached	Area:	Okotoks
County:	Foothills County	Zone:	
Type:	House	Community:	Cimarron Springs
Levels:	Two	Ttl Beds:	4
Year Built:	2018	F/H Bth:	3/1
LINC#:	0032798803	LP/SF:	\$277.51
Arch Style:	2 Storey	Suite:	No
Possession:	30 Days / Neg	Lot Size:	4413 SqFt
Lot Dim:		Lot Depth:	32.23 M 105.75'
Front Length:	7.89M 25` 11"		
Legal Desc:	0715152/35/59		
Legal Pln:	0715152	Blk:	35
		Lot:	59
		Condo:	No
Land Use:	R-1	Tax Amt/Yr:	\$4,198.00/2019
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	SW
Restrict:	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

Public Remarks: 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!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv:	3	Main:	79	Mtr2	848	SqFt
EnSt Bth:	1	0	2	0	0	Rms Abv:	7	Upper:	114	Mtr2	1,224	SqFt
	0	0	0	1	0			Blw Grade:	58	Mtr2	628	SqFt
								Total AG:	192	Mtr2	2,072	SqFt

Property Information

Basement:	Finished, Walk-Out	Lndry Feat:	Laundry Room, Sink, Upper Level
Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	1/Gas, Living Room, Mantle, Stone
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	None	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Front Porch, Patio
Reports:	Chattel/Equipment		
Parking:	Driveway, Insulated, Double Garage Attached, Garage Door Opener, Garage Faces Front		
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Comm Feature:	Golf, Schools Nearby, Shopping Nearby		
Lot Features:	Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Views		
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	List Available, Ceiling Fan(s), Central Vacuum/Attachments, Garage Door Opener		
Goods Exclude:	Contact listing agent for full list of included and excluded items.		
Utilities:	Cable Available, High Speed Internet Available		
Electric:	200+ Amp Service		

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Bathroom	BSMT			5pc Ensuite bath	Upper		
4pc Bathroom	Upper			2pc Bathroom	Main		
Bedrm	BSMT	12` 1" x 10` 0"	3.68M x 3.05M	Family	BSMT	23` 2" x 14` 8"	7.06M x 4.47M
Laundry	Upper	8` 11" x 6` 1"	2.72M x 1.85M	Bedrm	Upper	11` 3" x 10` 2"	3.43M x 3.10M
Bedrm	Upper	11` 0" x 10` 9"	3.35M x 3.28M	Mstr Bed	Upper	18` 8" x 13` 2"	5.69M x 4.01M
Bonus	Upper	16` 1" x 13` 0"	4.90M x 3.96M	Other	Main	6` 11" x 4` 5"	2.11M x 1.35M
Bkft Nook	Main	13` 0" x 8` 1"	3.96M x 2.46M	Kitchen	Main	12` 6" x 12` 5"	3.81M x 3.79M
Living	Main	16` 1" x 15` 4"	4.90M x 4.67M				