



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2007
 LINC #: [0031959992](#)
 Legal Plan: 0613605 Blk: 31 Lot: 5
 Area: Okotoks
 Nearest Town:
 Community: Cimarron Vista OKCIV
 Postal Code: T1S 0A9
 Condo Type: Not a Condo
 Possession: 60/Negotiable

Land Use: R1N New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way
 Tax Amt/Yr: \$3,198/2016
 Local Imp Amt: 0
 HOA: No
 Condo Fee:

Outstanding value in this 2 storey detached home situated close to the best of Okotoks' shopping and walking distance to 3 schools. The main floor has 9ft ceilings, hardwood flooring & an open floor plan that features a large living room with a gas fireplace, a spacious kitchen with maple cabinetry & an adjacent breakfast nook. The living room could easily accommodate an informal den area. Upstairs, the bonus room is large enough for the whole family to gather. The master bedroom has an excellent walk in closet & a 5 pc en-suite, whilst bedrooms 2 & 3 (one with a walk in closet) are well proportioned & share the 4 pc family bathroom. You'll appreciate the upper level laundry. The unfinished basement has a good layout for your future development. The rear yard is fully fenced & has a gate out to the back lane. You'll also find a full width deck with a gas BBQ tap, plenty of lawn area for the kids to play & there's a dog run in the side yard. COME VIEW THE 3D TOUR NOW - Click on 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: 8 F/H Baths: 2/1							
Living Rm	7.0X4.2	22'10"X13'8"	M	Kitchen	3.4X3.3	11'3"X10'9"	M	2P	3P	4P	5P	6P			
Bkfst Nook	3.3X2.4	10'8"X7'11"	M	Bonus	5.2X4.5	17'0"X14'8"	U	Baths:	1	0	1	0	0		
Mstr Bed	4.6X4.0	14'11"X13'0"	U	Bedroom	3.0X3.0	9'11"X9'11"	U	EnSt Bth:	0	0	0	1	0		
Bedroom	3.0X3.0	9'11"X9'8"	U	Laundry	1.6X0.9	5'2"X2'11"	U	Level	Mtr2:		Sq Ft				
								Main:	76.27	821					
								Upper:	106.75	1,149					
								Above Grade:							
								Lower:							
								Below Grade:							
								Total A.G.	183.02	1,970					

Property Information

Basement: Full-Unfinished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Stone, Vinyl
 Roof Type: Asphalt Shingles
 Front Exp: Northwest
 Parking: 4/Double Garage Attached, Insulated
 Features: Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home, Programmable Thermostat, Windows - Vinyl
 Site Influences: Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby
 Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer
 Goods Excluded: Contact listing agent for full list of included and excluded items.
 HOA Fee Incl:

Heating: Forced Air-1
 Fin FP/Rgh-In: 1
 Lot Shape: Irregular
 Lot Sq M: 0.00 m2
 Frntg X Depth: 10.2x32
 Flooring: Carpet, Ceramic Tile, Hardwood

Fuel: Natural Gas
 Fuel: Gas Only

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).