

40 CIMARRON ESTATES WY



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Cimarron Estates OKCIE
Year Built:	2010	Postal Code:	T1S 2P4
LINC #:	<a href="#">0031437395</a>	Condo Type:	Not a Condo
Legal Plan:	0514139	Possession:	15/Negotiable
	Blk: 29	Lot: 12	

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Land Use:	R1E	New Hm:	Tax Amt/Yr:	\$5,880/2016
Title to Land:	Fee Simple		Local Imp Amt:	0
Conform Rpt:			HOA:	No
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way		Condo Fee:	

OUTSTANDING VALUE! Cimarron Estates has some of the largest lots in town, like this one, at 11,800sf+! Great curb appeal with this 2,244 sf two storey home, with a sweeping driveway, RV parking, tandem triple garage & an elegant front porch. To the rear, your covered deck & the patio below, offer views across your massive, landscaped & fenced yard, with its gate out to the green space behind. Inside, beyond the large front den (or 4th bedroom) lies the open plan, living room, dining area & kitchen, which features extended height two tone cabinetry, granite countertops, high end appliances & a massive central island with a breakfast bar. Upstairs, the landing is open & bright & features an upgraded family bathroom, a laundry room with built ins, two massive child bedrooms, one with mountain views & a huge master retreat, with vaulted ceilings, a walk in closet & a 5 piece en-suite. The basement awaits your ideas. Want to take a look - take the 3D TOUR - click the Multimedia/Virtual Tour 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					
Den	4.1X3.3	13'7"X10'11"	M	Living Rm	5.8X4.1	18'11"X13'5"	M		2P	3P	4P	5P	6P
Kitchen	4.1X3.5	13'4"X11'4"	M	Bkfst Nook	4.0X3.4	13'0"X11'1"	M	Baths:	1	0	1	0	0
Mstr Bed	5.9X4.3	19'4"X14'3"	U	Bedroom	4.0X3.4	13'0"X11'3"	U	EnSt Bth:	0	0	0	1	0
Bedroom	4.0X3.4	13'0"X11'3"	U	Laundry	1.9X1.0	6'3"X3'5"	U	Level	Mtr2:		Sq Ft		
								Main:	111.58		1,201		
								Upper:	96.90		1,043		
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	208.47		2,244		

Property Information

Basement:	Full-Unfinished	Heating:	Forced Air-1	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:	1,097.50 m2		
Exterior:	Fiber Cement Siding, Stone	Frntg X Depth:	21.95x50		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Laminate Flooring		
Front Exp:	Northwest				
Parking:	6/Triple Garage Attached, RV Parking, Tandem				
Features:	Ceiling 9 ft., Deck, No Smoking Home, Patio, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Treed Lot, View, View Mountain				
Goods Included:	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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).