

40 CIMARRON ESTATES WY



Class: Detached  
 Type: Detached  
 Style: 2 Storey  
 Year Built: 2010  
 LINC #: [0031437395](#)  
 Legal Plan: 0514139 Blk: 29 Lot: 12

Area: Okotoks  
 Nearest Town:  
 Community: Cimarron Estates OKCIE  
 Postal Code: T1S 2P4  
 Condo Type: Not a Condo  
 Possession: /Negotiable 06/30/2017

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:

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? You can, right now, by visiting 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, Hardwood  
 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) UNLESS OTHERWISE STATED.