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|-------------|----------------------------|---------------|------------------------|
| Class: | Detached | Area: | Okotoks |
| Type: | Detached | Nearest Town: | |
| Style: | 2 Storey | Community: | Cimarron Springs OKCIS |
| Year Built: | 2016 | Postal Code: | T1S 0M2 |
| LINC #: | 0035862945 | Condo Type: | Not a Condo |
| Legal Plan: | 1312706 | Possession: | /Negotiable |
| | Blk: 36 | Lot: 55 | |

| | | | | | |
|----------------|---|---------|--|----------------|--------------|
| Land Use: | R1 | New Hm: | | Tax Amt/Yr: | \$3,616/2016 |
| 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: | |

Stunning location - backs to a pond & green space. Wide open views! This immaculate Kunz built home exudes quality. Note the front porch Trex boards! Inside, admire the 4 1/4" rustic Oak hardwood, Porcelain tile flooring, upgraded baseboards & lighting. Beyond the front den is the sumptuous kitchen - granite counters, soft closing dovetail drawers & extended height uppers, under cabinet lighting & upgraded stainless steel appliances including a gas top stove. You'll love the dining nook's granite topped buffet unit & the living room's gas fireplace & custom built ins. The rear views are gorgeous. Upstairs, relax in the central bonus room or the master bedroom & its spa-like 5-pc en-suite. The spacious 2nd & 3rd bedrooms share the upgraded family bathroom. The unfinished walkout basement has a great layout & in floor heat! Outside, enjoy the views from the landscaped & fenced yard, either on the Duradek covered deck, with a gas BBQ tap, or on the concrete patio. Take the 3D TOUR - click 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: 9 F/H Baths: 2/1 | | | | | |
|-----------|---------|-------------|-------|-----------|---------|---------------|-------|---|--------|--------------|--------------|----|----|
| Den | 2.9X2.8 | 9'7"X9'4" | M | Living Rm | 4.8X4.2 | 15'8"X13'10" | M | | 2P | 3P | 4P | 5P | 6P |
| Kitchen | 4.2X3.2 | 13'8"X10'4" | M | Dining Rm | 4.6X3.3 | 14'11"X10'11" | M | Baths: | 1 | 0 | 1 | 0 | 0 |
| Laundry | 2.8X2.3 | 9'3"X7'7" | M | Bonus | 4.6X3.8 | 14'11"X12'7" | U | EnSt Bth: | 0 | 0 | 0 | 1 | 0 |
| Mstr Bed | 4.4X4.1 | 14'4"X13'7" | U | Bedroom | 4.0X3.0 | 13'0"X9'11" | U | <u>Level</u> | | <u>Mtr2:</u> | <u>Sq Ft</u> | | |
| Bedroom | 4.0X3.0 | 13'0"X9'11" | U | | | | | Main: | 98.01 | | 1,055 | | |
| | | | | | | | | Upper: | 103.87 | | 1,118 | | |
| | | | | | | | | Above Grade: | | | | | |
| | | | | | | | | Lower: | | | | | |
| | | | | | | | | Below Grade: | | | | | |
| | | | | | | | | Total A.G. | 201.88 | | 2,173 | | |

Property Information

| | | | | | |
|------------------|---|----------------|------------------------------------|-------|-------------|
| Basement: | Walkout-Unfinished | 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: | Irregular | | |
| Foundation: | Concrete | Lot Sq M: | 0.00 m2 | | |
| Exterior: | Composite, Stone | Frntg X Depth: | 13.68x35 | | |
| Roof Type: | Asphalt Shingles | Flooring: | Carpet, Ceramic Tile, Hardwood | | |
| Front Exp: | South | | | | |
| Parking: | 4/Double Garage Attached, Insulated | | | | |
| Features: | Ceiling 9 ft., Deck, Dog Run-Fenced In, No Smoking Home, Patio, Porch, Programmable Thermostat, Wall Unit-Built-In, Windows - Vinyl | | | | |
| Site Influences: | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Schools, Shopping Nearby, View | | | | |
| Goods Included: | Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems | | | | |
| Goods Excluded: | Contact listing agent for full list of included & 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).