

\$774,900 - 45 Cimarron Springs Road, Okotoks

MLS® #A2127753

\$774,900

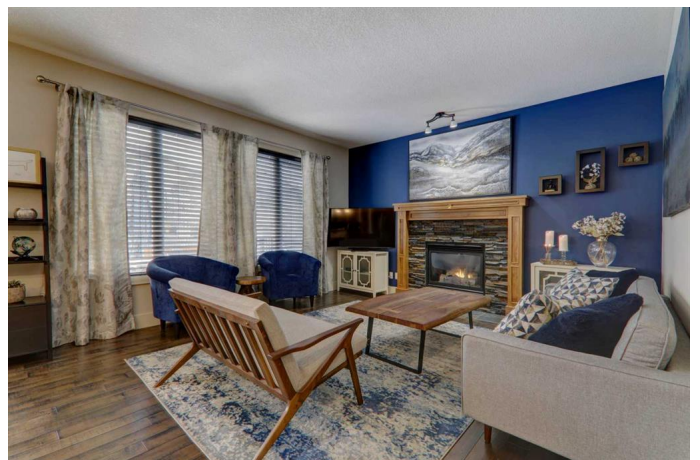
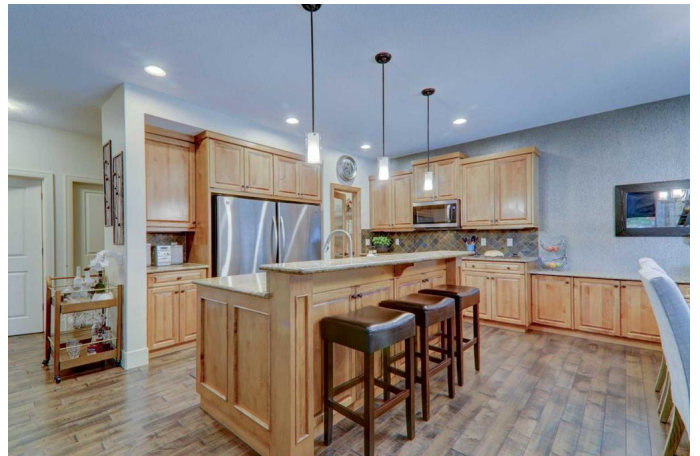
4 Bedroom, 4.00 Bathroom, 2,107 sqft

Residential on 0.16 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE SAT AND SUN 12-5 PM

MOVE-IN READY! This timeless Kunz custom-built home has over 2820+ developed SF, offering a fully loaded 4-bedroom, 3.5-bath home with 9'™ knock-down ceilings on the main floor and downstairs. It is on a massive SW PIE lot that meets all your needs. Do you want a garden, trampoline, playhouse, horseshoe pit, private pergola or sunroom? You have endless possibilities and the space to have them all! The dream kitchen has a walk-through pantry, high-end stainless steel appliances with TWO FRIDGES/ice, a convection oven, deep sinks/pull-down tap, custom-built cabinetry including pot drawers, a built-in buffet cabinet serving area with beautiful wallpaper, a granite waterfall sit-up countertops with tons of kitchen island storage. The LIVING ROOM has a gas-stone fireplace mantle adjacent to this open-concept plan. Seeing the beautiful rod-iron railings, you will love the classic slate and wide hardwood flooring as you enter through the large front entry FIBREGLASS door. No detail was too small, from the built-in custom cabinetry in the mudroom to sit and put your shoes on to the rounded drywall corners, 6"• elegant CREAM baseboards, and upgraded finishing casing, doors, and hardware. This home has all the extra touches of high-end details and finishings, including upgraded lighting fixtures (even in the closets) and Kohler plumbing. Phantom screens (front and back) and EXTRA LARGE VENTING WINDOWS allow lots of



natural light throughout, complete with all window coverings. Upstairs is a generous primary bedroom complete with a ceiling fan, an exquisite 5-piece ensuite with his and her granite sinks, a massive soaker tub, a large walk-in closet, a shower, and a water closet complete with a door for privacy. Two other well-appointed bedrooms have ample closets/organizers and a full bath. The versatile BONUS ROOM (media movie nights, playroom, or other living space needs) has a low-maintenance Romeo and Juliet balcony, perfect for relaxing outside. Downstairs is professionally developed and consistently carries the same high-end quality finishings. The basement has IN-FLOOR HEATING with another GIANT FAMILY ROOM and bedroom, another 4-piece bathroom, FLEX/OFFICE SPACE (ideal for working at home/studies), and more storage! AIR CONDITIONING, high-efficiency furnace/humidifier, 75G HWT, and IRRIGATION for your amazing landscaped yard with mature trees. Enjoy MULTIPLE OUTDOOR ENTERTAINING options, including large 2-tiered decks with gas BBQ line, fire pit, and storage shed. Pride of ownership/maintenance is evident in this original owner's home. There is a painted/drywalled man cave garage, tasteful curb appeal with additional stonework, and even the fence with built-in flower boxes! Centrally located in a premium location, you are minutes from multiple schools, parks, walking paths, and all amenities! This home is on a quiet street and perfectly balances practicality and luxury. Take a look - you will not be disappointed!

Built in 2012

Essential Information

MLS® #	A2127753
Price	\$774,900

Sold Price	\$762,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,107
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Cimarron Springs Road
Subdivision	Cimarron Springs
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, See Remarks, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Storage
Lot Description	City Lot, Landscaped, Level, Many Trees, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	September 7th, 2024
Days on Market	128
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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