

33 CIMARRON SPRINGS CT



Class: Detached
Type: Detached
Style: Bungalow
Year Built: 2013
LINC #: [0035032697](#)
Legal Plan: 1113484 **Blk:** 36 **Lot:** 46
Area: Okotoks
Nearest Town:
Community: Cimarron Springs
Postal Code: OKCIS T1S 0M2
Condo Type: Not a Condo
Possession: 45/From Firm

Land Use: R1 **New Hm:**
Title to Land: Fee Simple **Tax Amt/Yr:** \$5,024/2019
Conform Rpt: **Local Imp Amt:**
Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way **HOA:** No
Condo Fee:

Stunning, fully finished, walkout bungalow on perhaps the best lot in Cimarron Springs, pie shaped & backing to the pond. Outstanding views. Air conditioning. Vaulted ceilings. Highly upgraded. Recent improvements include paint throughout, quality window coverings, fabulous built in units & coffee station in the walk through pantry, storage units in the laundry area, the addition of a den & a 4th bedroom in the basement & more! Spacious tiled entrance, leads to sumptuous kitchen with quality stainless steel appliances, granite countertops & a breakfast bar. Huge dining area. Fabulous living room with cozy gas fireplace. Huge master bedroom with a door to the deck & featuring a stunning 5 pc en-suite & massive walk in closet with custom built ins! Excellent basement development has large family & recreation rooms, an exercise area by the rear door, 3 large bedrooms, a den & plenty of storage. Terrific views from both levels. Excellent condition. COME VIEW THE 3D TOUR NOW!
 Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 1/4 Rms Abv: 4 F/H Baths: 2/1					
Kitchen	3.8X3.4	12'7"X11'2"	M						
Dining Rm	5.8X4.2	19'2"X7'11"	M						
Living Rm	4.3X4.2	14'0"X13'11"	M						
Mstr Bed	5.3X3.8	17'4"X12'5"	M						
Bedroom	5.9X3.3	19'3"X10'11"	B						
Bedroom	4.7X3.3	15'6"X10'11"	B						
Bedroom	3.6X3.1	11'11"X10'1"	B						
Den	3.6X2.3	11'10"X7'7"	B						
Family Rm	6.6X3.6	21'7"X11'10"	B						
Rec Rm	5.4X3.2	17'8"X10'7"	B						
				Baths:	2P	3P	4P	5P	6P
				EnSt Bth:	1	1	0	0	0
					0	0	1	0	
				Level	Mtr2:	Sq Ft			
				Main:	153.10	1,648			
				Upper:					
				Above Grade:					
				Lower:					
				Below Grade:	118.27	1,273			
				Total A.G.	153.10	1,648			

Property Information

Basement: Walkout/Walk Up-Fully Finished **Heating:** Forced Air-1 **Fuel:** Natural Gas
Suite: Suite - None **Fin FP/Rgh-In:** 1 **Fuel:** Gas Only
Construction: Wood Frame **Lot Shape:** Pie Shaped
Foundation: Concrete **Lot Sq M:** 0.00 m2
Exterior: Composite, Stone **Frntg X Depth:** 9.56x42.22
Roof Type: Asphalt Shingles **Flooring:** Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Front Exp: Southeast
Parking: 4/Double Garage Attached, Insulated
Features: Air Conditioning-Central, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Programmable Thermostat, Vaulted Ceiling, 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, Dryer, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings-All
Goods Excluded: Please contact listing agent for full list of included and excluded items.
HOA Fee Incl:

Agent & Office Information

List Firm: RE/MAX IREALTY INNOVATIONS
Ownership: Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS)