

57 CIMARRON VISTA CI



Class:	Detached	Area:	Okotoks
Type:	Detached	Nearest Town:	
Style:	2 Storey	Community:	Cimarron Vista OKCIV
Year Built:	2008	Postal Code:	T1S 0B1
LINC #:	0031960454	Condo Type:	Not a Condo
Legal Plan:	0613605	Possession:	30/Negotiable
	Blk: 31	Lot: 51	

Land Use:	R1N	New Hm:		Tax Amt/Yr:	\$3,425/2016
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 in this 2 storey home that is close to the best of Okotoks' shopping. Plenty of curb appeal here with the elegantly landscaped front border. An open to above entrance welcomes you into this very practical floor plan. The living room has an attractive gas fireplace & the wall mount for the TV & the custom surrounding storage units stay. The kitchen has an upgraded stainless steel gas top stove & French door refrigerator, a corner pantry & a raised breakfast bar & is open plan with the large dining nook. Upstairs, you'll find a large master bedroom with a ceiling fan & a 5 pc en-suite. You'll love the wide open views to the south. The 2nd & 3rd bedrooms are good sizes, one has a walk in closet & both share the 4 pc family bathroom. The large bonus room completes this level. To the rear is a large, fully fenced yard with a massive, private deck that has a pergola. Maturing trees line the rear of the yard. You'll also appreciate the oversized double attached garage! Come take the 3D TOUR!

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					
Living Rm	4.3X3.9	14'1"X12'10"	M	Kitchen	3.7X3.4	12'0"X11'0"	M		2P	3P	4P	5P	6P
Bkfst Nook	3.7X2.4	12'0"X8'0"	M	Laundry	2.2X1.8	7'3"X5'9"	M	Baths:	1	0	1	0	0
Bonus	6.4X3.9	20'11"X12'8"	U	Mstr Bed	4.3X4.0	14'3"X13'0"	U	EnSt Bth:	0	0	0	1	0
Bedroom	3.3X3.0	10'10"X9'11"	U	Bedroom	2.7X3.0	8'10"X9'11"	U	Level	Mtr2:		Sq Ft		
								Main:	79.62		857		
								Upper:	106.47		1,146		
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	186.08		2,003		

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:	0.00 m2		
Exterior:	Stone, Vinyl	Frntg X Depth:	11.95x40		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Linoleum		
Front Exp:	North				
Garage Dim:	22'0" x 22'0"				
Parking:	4/Double Garage Attached, Over Sized				
Features:	Ceiling 9 ft., Deck, No Smoking Home, Porch, Programmable Thermostat, Windows - Vinyl				
Site Influences:	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Rolling Land, Schools, Shopping Nearby, View				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer				
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).