



## 521 CIMARRON Point Okotoks Alberta

\$749,000

}}} OPEN HOUSE SATURDAY (NOV 16 ) 2-4 PM {{{ LOCATION...LOCATION...LOCATION! FULLY DEVELOPED WALKOUT BUNGALOW OFFERED BY 2ND OWNER! LOCATED IN ONE OF THE NICEST AREA OF OKOTOKS BACKING ONTO A LARGE ENVIRONMENTAL AREA. 2,500 SF ON 2 LEVELS. VAULTED CEILINGS, SKYLIGHT OVER THE CURVED OPEN STAIRCASE TO LOWER LEVEL FEATURING A SPACIOUS FAMILY ROOM WITH 2 WAY FIREPLACE, LARGE WINDOWS, 3RD BEDROOM, 4 PIECE BATH, RECREATIONAL/GAMES ROOM, LARGE LAUNDRY PLUS LOTS OF STORAGE SPACE. MAIN FLOOR HAS HARDWOOD FLOORS, LIVING/DINING AREA, BRIGHT KITCHEN TO ADJOINING DINETTE WITH 2 WAY FIREPLACE TO GREAT ROOM. PATIO DOORS TO A LARGE BALCONY WITH GLASS RAILINGS, LARGE PATIO BELOW AND THERE'S ALSO A FRONT VERANDA. LARGE SUNNY SOUTH FACING BACK YARD WITH DEER FENCE. NEW FURNACE, CENTRAL AIR, WASHER AND DRYER GUARANTEED FOR 5 YEARS AND ASPHALT ROOF SHINGLES GUARANTEED FOR 50 YEARS. WHAT A BEAUTIFUL WAY TO LIVE! (id:6769)

4pc Bathroom Measurements not available  
Family room 11.17 Ft x 20.08 Ft  
Bedroom 12.50 Ft x 13.42 Ft  
Recreational, Games room 18.42 Ft x 20.17 Ft  
Laundry room 7.92 Ft x 13.42 Ft  
3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Living room 20.17 Ft x 12.50 Ft

Kitchen 11.92 Ft x 11.17 Ft  
Primary Bedroom 12.58 Ft x 14.00 Ft  
Bedroom 9.92 Ft x 10.25 Ft  
Other 11.83 Ft x 9.50 Ft  
Foyer 5.83 Ft x 5.33 Ft  
Other 20.50 Ft x 9.50 Ft  
Other 5.42 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions



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