



**10 Cimarron Estates Gate
Okotoks, Alberta**

MLS # A2127055



\$1,199,900

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,641 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Oversized, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

The "Berkeley" is one of Fifth Avenue Homes most popular and sought-after plans! A traditional two-storey offering over 3,500 sq.ft. of luxury living space with many upgrades! A dream kitchen with an oversized island & 4 stool breakfast bar plus Quartz countertops, full size dining area with a garden door to an awesome 8'x16' deck and a huge yard. Adjoining great room features a gas fireplace and 20' ceiling. Completing the main floor is the front den plus a cozy office/computer room and a 2 piece bathroom. The upper level has the perfect room count: an oversized primary suite with a spa-style ensuite and walk-in closet, 2 additional bedrooms, 4 piece bathroom, laundry room and spacious bonus room! The lower level is fully finished with large rec room, 2 bedrooms each with walk-in closets, 4 piece bathroom and lots of storage. Awesome oversized triple attached garage with additional storage or room for a workshop. This home has many upgrades including engineered hardwood, custom tile, closet organizers & wood shelves, tankless hot water system, Hardy board siding and 30 year shingles. Full Builder and New Home Warranties. Popular Cimarron Estates is amenity rich with many stores, restaurants and Costco close by. Walk to the Sheep River pathways and cheer on the Okotoks Dawgs! Less than 30 min to the South Campus Hospital and Calgary's amenities too! A MUST TO SEE!