



GRASSROOTS
REALTY GROUP

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**25 Cimarron Estates Gate
Okotoks, Alberta**

MLS # A2223943

\$1,175,000



Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,493 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater, Outdoor Cameras (6), Recessed TV wall mounts (2), Bracket for Starlink kit, Wall safe		

Welcome to your dream home! This stunning 2024 bungalow in Cimarron Estates combines modern luxury with practical living on an expansive corner lot nearing 14,000 sqft! Upon entering, you will be greeted by a grand vaulted entryway leading you to a spacious and airy living space. The kitchen, a chef's haven, features real wood cabinets, quartz countertops, a large island, exclusive Frigidaire Professional appliances, a double built-in full upright fridge & freezer combo, double ovens, and a gas stove for all culinary enthusiasts. Unwind in the primary bedroom, which offers a spa-like 5-piece ensuite, including a free-standing bathtub and upgraded shower. Elegant tile wainscoting and chic black hardware add sophistication. Cozy up to one of two fireplaces; one adorns the living room's feature wall with a mantle, and the other enriches the primary bedroom. Plus, enjoy the luxury of air conditioning, ensuring your comfort year-round. You'll love the beautiful engineered hardwood floors, complemented by triple-pane windows on the main level for supreme comfort and efficiency. Convenience reigns with a main-level laundry and a built-in mudroom bench and storage. Additionally, an extra bedroom perfectly serves as a home office or a cozy guest retreat, completing this level. The fully developed basement includes 2 spacious bedrooms, a large media/entertainment room, and a full bathroom. Ample storage is available in oversized closets and the mechanical room. Additionally, the enhanced insulation between floors adds comfort and reduces noise. Car enthusiasts will appreciate the fully finished and painted triple car garage, with its nearly 14-foot high ceiling capable of housing up to 5 cars using a car lift. It's fully finished, heated, fitted with hot and cold water taps, and features epoxy flooring, making it functional all year

round. Outside, the space is just as impressive, featuring a fenced dog run, a covered deck, and beautiful landscaping maintained by a nine-zone irrigation system. This fully fenced, expansive backyard offers endless possibilities. Embrace the serenity of a pond view and enjoy the community pathway system right at your doorstep. You're conveniently close to schools, amenities, and shopping spots like Costco and Home Depot just across the street! Don't forget to ask for the detailed upgrades list to truly appreciate the owner's attention to detail. This is an exceptional opportunity just waiting for your visit!