



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

23 Cimarron Park Bay
Okotoks, Alberta

MLS # A2241178



\$775,000

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,426 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Ur		

Heating:	In Floor, Forced Air, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your next chapter in this beautifully maintained bungalow, ideally situated on a quiet CORNER LOT surrounded by mature trees that offer both beauty and privacy. Thoughtfully designed for comfortable main-floor living, this home features over 2,500 sq. ft. of total living space with 4 bedrooms and 2.5 bathrooms, making it perfect for downsizers who still want room for guests or hobbies. Step inside to warm HARDWOOD floors, soaring VAULTED ceilings, and a cozy GAS FIREPLACE that anchors the open-concept living area. At the heart of the home, the kitchen impresses with timeless alder WOOD CABINENTRY, quartz countertops, stainless steel appliances, and a large central island with seating—ideal for entertaining. A GAS COOKTOP makes meal prep a pleasure, while the walk-through pantry adds function and leads directly into the insulated and OVERSIZED garage—perfect for day-to-day convenience. Another highlight is the primary bedroom retreat, featuring vaulted ceilings, an abundance of natural light, and newly installed vinyl plank flooring for a fresh, modern feel. The luxurious ensuite bathroom includes a soaker tub, dual vanity, and a spacious walk-in closet. The main level also includes a second bedroom that can easily function as a home office or guest room, along with a convenient 2-piece bathroom to round out the space. Downstairs, the fully finished basement boasts IN-FLOOR HEATING, two additional bedrooms, a full bathroom, and a spacious recreational area perfect for movie nights, hobbies, or hosting family. And for those warm summer days, the home is equipped with AIR CONDITIONING, keeping the entire space cool and comfortable year-round. Outside, this home offers a rare and highly sought-after RV parking pad, tucked discreetly into the backyard—perfect for storing your

motorhome, trailer, or boat without sacrificing curb appeal. The backyard is a private sanctuary, surrounded by mature trees and thoughtful landscaping. Whether you're sipping morning coffee on the back deck or enjoying a quiet evening under the stars, the outdoor space offers a peaceful escape with excellent privacy year-round. Not to mention, there is IRRIGATION SYSTEM included to make watering a breeze! This is the bungalow lifestyle you've been waiting for—elegant, low-maintenance, and designed for both comfort and convenience, inside and out.