



GRASSROOTS
REALTY GROUP

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

**14 Cimarron Way
Okotoks, Alberta**

MLS # A2254970



\$650,000

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Quartz Counters, Skylight(s), Storage		

Inclusions: Privacy fence (back deck), pergola structure, kitchen island, water filtration system, bar height table in basement, wall cubes, TV mounts (x2), TV in bathroom, garden shed, bike shed, garage heater

~Prepare to fall in love~ This magazine worthy bungalow exudes elegance, character and warmth with abundant natural light. Destined for someone who appreciates charm, with a cottage–farmhouse vibe. It captures you from the moment you step inside. From shiplap ceilings and rustic timber shelving, to bamboo flooring, wainscotting, and curated light fixtures—every detail has been lovingly designed and beautifully remodelled. The French white country kitchen is a dream, filled with windows, ceiling-height cabinetry, pull out shelving and a gas range. Thoughtful touches include instant hot water, a wall pantry, coffee bar, locally sourced barn wood accents, gleaming quartz countertops, and a baker’s island with a butcher-block top—just waiting for pastry to be rolled out or bread to rise. There’s room for a large dining table beneath an elegant chandelier, while the sun-filled living room offers a welcoming brick-faced fireplace, a cozy book nook, and built-in shelving that will cause you to say, "It is GOOD to be home". The main level is 1400 sq. ft. featuring three generous bedrooms. The spacious bathroom is a showpiece, with in-floor heating, a stunning soaker tub, a grand walk-in shower with floor-to-ceiling tile, and a vanity that ties the whole space together. Downstairs, the fully finished basement adds two more bedrooms, a large recreation room, and another luxurious full bathroom—complete with heated floors and stylish hexagon tile. But perhaps the most magical space lies outdoors. The backyard is a retreat and an oasis, with tiered decks, a gas line for your BBQ, a privacy fence with iron accents and wildflowers tucked into charming nooks. Cobblestone pathways meander through mature evergreens, apple trees, and vibrant perennials. A pergola with lighting and a private outdoor wood fire pit area make it

the perfect place to gather with friends under the stars. The detached HEATED GARAGE is approx. 15 years old providing ample space for parking and storage. Updates and extras abound: most windows replaced, updated plumbing, a water filtration system, 220V in the garage, new washer and dryer, a skylight, cat door, ceiling speakers (kitchen), custom walk-in closet, plus a garden and bike shed. The central location is incredible. Very close to the Sheep River trail system and walking distance to stores and restaurants. This is the kind of home that rarely comes to market ~ Call your agent today to see it in person.~