



GRASSROOTS
REALTY GROUP

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18 Cimarron Grove Bay Okotoks, Alberta

MLS # A2260175



\$849,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	None		

Backing onto a serene nature reserve, this fully renovated 2-storey walkout offers nearly 2,500 sqft of beautifully reimagined living space with 5 bedrooms upstairs and 3.5 bathrooms. Every inch of this home has been professionally redesigned with a modern coastal-industrial vibe that blends warmth, style, and durability. The main floor showcases a custom-renovated kitchen (2025) with a striking concrete island inlaid with shell, fossils, and agate. Paired with high-end appliances including a Forno gas range, LG range, and Samsung fridge. The open-concept living space is anchored by a dramatic ledger-stone fireplace and new flooring throughout, flowing seamlessly into the sun-filled dining area. Upstairs you’ll find five spacious bedrooms, each with blackout blinds, custom linen drapes, and brand-new solid Lincoln doors with upgraded trim and baseboards. Bathrooms throughout the home have been fully redesigned with curbless showers, waterproofing systems, and custom concrete countertops, mirrors, and finishes; built to last. The fully finished walkout basement (2025) expands your living space with a large recreation area, a brand-new electric fireplace, and a 100% waterproof full micro-concrete bathroom featuring shiplap ceiling with concrete integral sink. Step outside to the private cedar hot-tub room (2024) with a 10-person All American spa, perfect for year-round relaxation. Additional highlights include a new vinyl deck (2024), a custom chevron-tiled staircase, designer lighting throughout, new washer/dryer set (2023), a 107 sqft shed, and a double attached garage. With its one-of-a-kind design, premium finishes, and breathtaking natural backdrop, this home delivers the perfect balance of luxury and lifestyle.

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