



**GRASSROOTS**  
REALTY GROUP

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**111 Cimarron Park Circle  
Okotoks, Alberta**

**MLS # A2266914**



**\$699,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cimarron Park   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,382 sq.ft.  | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot  |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Mid Efficiency, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Manufactured Floor Joist, Stone   | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, Central Vacuum, Crown Molding, French Door, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows |                   |    |
| <b>Inclusions:</b> | New window blinds   |                   |    |

**Executive Bungalow Across from Park and Walking Paths** This 1,382 sq. ft. executive bungalow combines refined updates with a prime location. Perfectly positioned on a corner lot across from a park and scenic walking paths, this property offers both sophistication and tranquillity. The heated double garage and crisp exterior presentation complete the home's upscale appeal. Inside, every detail has been refreshed with care. The main floor features all-new flooring, modern appliances, and a complete repaint throughout, including trim, creating a polished, contemporary atmosphere. A vaulted ceiling enhances the open-concept living area with natural light and elegant volume. The layout includes a spacious primary suite, a private guest bedroom with its own full bathroom, and a well-appointed den ideal for a home office. A convenient main-floor laundry room adds to the functionality and comfort. The unfinished basement, designed with 9-foot walls, large windows, and roughed-in plumbing, provides exceptional potential for a custom lower level, whether a home gym, theatre or guest suite. Worth noting: New 30-year shingles with a 5-year workmanship warranty done in 2023. Every element of this home has been considered for modern living. Stylish, move-in ready, and perfectly located, this property offers executive-quality living with space to grow.