



GRASSROOTS
REALTY GROUP

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

37 Cimarron Meadows Bay Okotoks, Alberta

MLS # A2271076



\$539,900

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: None

Welcome to this bright and welcoming 1,421 sq. ft. two-storey home in Cimarron Meadows, perfectly set on a quiet cul-de-sac with a large pie-shaped lot and a sun-soaked west-facing backyard. The main floor offers a spacious, open kitchen with classic oak cabinetry, an abundance of counter space, a generous walk-through pantry, and an upgraded stainless steel gas range—an ideal setup for busy families and enthusiastic cooks alike. The adjoining dining and living areas overlook the beautiful backyard, complete with a two-tiered wood deck and plenty of room for kids, pets, or future outdoor living ideas. A convenient 2-piece powder room and a combined laundry/mud room with access to the double attached garage complete the main level. Upstairs, the huge primary bedroom impresses with its natural light and walk-in closet, joined by two additional bedrooms and a well-appointed 4-piece bathroom. The partially finished basement, with two windows and a rough-in for a future bathroom, offers a great opportunity to expand your living space to suit your needs. Ideally located close to schools, parks, playgrounds, shopping, and restaurants, this is a fantastic opportunity to settle into one of Okotoks's most family-friendly communities.