



**37 Cimarron Meadows Bay  
Okotoks, Alberta**

**MLS # A2271076**

**\$539,900**



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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		
<b>Inclusions:</b>	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' most family-friendly communities.