



**133 Cimarron Drive  
Okotoks, Alberta**

**MLS # A2289240**



**\$725,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Garden, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Other	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)

**Inclusions:** all window coverings and rods, kegerator (sold as is), sink (basement under stairs), pool table and all cues/equipment, basement bedframe (attached), all garage shelving, gazebo, shed, planter, front dining table- could be negotiable

Five bedrooms upstairs- wow! Six with the bedroom downstairs. Rare find! A layout like this is a dream for growing families, giving everyone their own space. If you work from home, there's absolutely room for two dedicated home offices. A welcoming front room can easily serve as a formal dining area for big families or an office space. The main floor offers a highly functional layout designed for everyday living. The arched doorways and the neutral paint throughout, provide the perfect backdrop for this home's next chapter with your family. The spacious primary retreat features a great-sized bedroom, private ensuite, and an oversized walk-in closet- for busy parents. Downstairs creates the perfect domain for older kids- a space where they can host friends, play pool or darts, and enjoy movie nights of their own. When it's the parents' turn to host, this home truly shines. Invite friends over for an unforgettable evening- complete with games and a personalized bar featuring a keg-ready set up. Step outside to a south-facing backyard that's made for summer memories. The massive two-tier deck with a gazebo seating area is perfect for BBQs and family dinners, while the generous lawn offers plenty of room to run and play. Mature trees provide beautiful privacy. How about that dog run? The convenience here is unbeatable, with quick access to everyday essentials like Walmart, Costco, Sobeys, Starbucks, Canadian Tire, and numerous restaurants! Families will also appreciate being incredibly close to four schools: Foothills Composite High School, St. Mary's School, St. John Paul II Collegiate, and Westmount School. The pathway system is right at your doorstep, giving kids the freedom to bike, walk to nearby playgrounds and play at the river-all summer long! For the Calgary commuters, it's simple- head south to Highway 7 and

connect to Highway 2 in just minutes.