



**4 Cimarron Estates Gardens
Okotoks, Alberta**

MLS # A2289641



\$1,165,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,571 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Storage shed, Thermostat, TV Wall mounts, Upright Freezer, Reverse Osmosis, Dual Zone Furnace, RV Parking Pad with 30 Amp Service,		

Welcome to this beautifully crafted, 2023 Alliston built bungalow offering over 3,000 sq ft of thoughtfully designed and upgraded living space in one of Okotoks's most sought-after locations. With exceptional curb appeal, covered front and back decks, triple pane windows and a huge fully fenced rear yard, this home perfectly blends modern comfort with everyday functionality. Step inside to a bright, open-concept main floor where expansive windows flood the space with natural light. The spacious living room is anchored by a stunning gas fireplace, creating a warm and inviting focal point. The seamless flow between the living, dining, and kitchen areas makes this home ideal for both entertaining and relaxed family living. The executive kitchen is as stylish as it is practical, featuring stainless steel appliances, a large central island, quartz countertops, and a walk-in pantry for added storage. Whether hosting guests or enjoying quiet mornings at the island, this space truly feels like the heart of the home. The main level offers 1,571 sq ft with two generous bedrooms, including a beautiful primary retreat complete with a stunning walk-in closet and spa-inspired ensuite featuring a double vanity and a luxurious soaking tub. A second 3-piece bathroom and convenient main-floor laundry complete this level. Downstairs, the fully finished basement adds an additional 1,437 sq ft of living space, including a large recreation room perfect for movie nights, games, or a home gym. Two additional bedrooms and a 4-piece bathroom provide flexibility for guests, teens, or multi-generational living. Outside, the expansive rear yard offers plenty of room to enjoy, whether it's summer barbecues on the covered back deck, space for kids or pets to play, or future landscaping ideas. The additional side parking pad is a rare and practical bonus ideal for a small RV or extra parking.

complementing the double attached garage. Located close to walking paths, schools, and shopping, this home delivers both lifestyle and convenience. If you've been searching for modern bungalow living with space to grow in a prime Okotoks location, this is the one. Don't miss your chance to see it today.