



**19 Cimarron Springs Way  
Okotoks, Alberta**

**MLS # A2295164**



**\$729,950**

<b>Division:</b>	Cimarron Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** alarm ( no contract)

Pride of ownership shines through in this welcoming family home in the heart of the exclusive community of Cimarron Springs. Located just across the street from the estate homes along the pond, in addition to access to walking paths, this home offers a short walk to schools, shops, and restaurants. Step up to the front porch and into a bright foyer that immediately feels like home. Just off the entry, the flex room with French doors is perfect for a home office, study space, or even a playroom. Moving further in, the layout opens up beautifully into the heart of the home. The kitchen, dining area, and living room all connect seamlessly, making it easy to stay connected whether you're cooking, entertaining, or just hanging out at the end of the day. The living room features soaring ceilings, tons of natural light, and a cozy gas fireplace—perfect for our seemingly never ending winter!!! The kitchen is both functional and inviting, with rich wood cabinetry, stainless steel appliances, a gas cooktop, and a breakfast bar that's ideal for quick meals or morning coffee. Just off the kitchen, the dining area offers plenty of space for family dinners and opens onto the back deck. Tucked around the corner, you'll find a convenient 2-piece bath, main floor laundry, and access to the double attached garage. Upstairs, the you'll find four bedrooms. The primary suite is set apart with a glimpse of the ponds of Cimarron Springs, along with a full ensuite featuring a soaker tub, separate shower, and a spacious walk-in closet. Three additional bedrooms and a full bathroom complete the upper level. Downstairs, the unfinished basement is a blank slate and ready for your ideas. With two windows and rough-in plumbing already in place, there's room to create additional bedrooms, a family room, home gym, and a bathroom—whatever your family needs now or

in the future. The south facing backyard has a large deck and established trees for privacy. Flexible possession.