



**173 Cimarron Park Circle
Okotoks, Alberta**

MLS # A2295668



\$689,900

Division:	Cimarron Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

OPEN HOUSE SUNDAY 29 March 12-2PM Looking for a truly distinctive property that stands apart from the ordinary? This impressive air-conditioned 3-bedroom home is ideally situated on a desirable corner lot, just steps from greenspace, walking paths, schools, and shopping. Offering over 2,073 sq ft of thoughtfully designed living space, it combines comfort, style, and functionality. The spacious front entry welcomes you with a striking curved staircase featuring maple and iron railings. The living room is a standout, showcasing soaring open-to-above ceilings, skylights, a dramatic stacked stone fireplace, and an abundance of natural light. A versatile formal dining room or den provides flexibility for entertaining or working from home. The well-appointed kitchen features maple cabinetry, stainless steel appliances, a central island with raised eating bar, and a generous walk-in pantry. The bright dining nook opens onto a deck and concrete patio—ideal for entertaining—overlooking a fully fenced yard with a large shed. The main floor is completed by a bedroom or office and a convenient 2-piece bathroom. Upstairs, the spacious primary retreat offers a charming window seat, walk-in closet, and a luxurious ensuite with heated floors, jetted tub, dual sinks, and a tiled shower. A second bedroom and a combined laundry with 4-piece bathroom add everyday convenience. The basement is partially developed with framing, subfloor, and electrical in place, and is designed to accommodate a future bedroom, family room, den, wet bar, and bathroom. Additional features include central A/C and new hot water tank. An oversized attached garage and an exceptional location complete this outstanding home, offering a perfect balance of style, space, and future potential.