



**44 Cimarron Springs Circle  
Okotoks, Alberta**

**MLS # A2297876**



**\$779,900**

<b>Division:</b>	Cimarron Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,335 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting, Tray Ceiling(s)		

**Inclusions:** Shed

Welcome to this beautifully maintained, Air conditioned, Cimarron Springs family home, where pride of ownership is evident from the moment you arrive. Featuring a charming front porch and excellent curb appeal, this home offers comfort, style, and thoughtful upgrades throughout. Step inside to a spacious front entry with tile flooring and impressive 9’ ceilings. Gleaming hardwood floors flow through the living room, dining room, and kitchen, creating a warm and cohesive main level. A front-facing office with durable LVP flooring provides the perfect space for working from home. The renovated kitchen (2024) is a true showstopper, complete with ceiling-height cabinetry, a gas stove, chimney-style hood fan, built-in microwave, stainless steel appliances and a massive island with granite countertops—ideal for both everyday living and entertaining. The adjoining living room is bright and inviting, featuring a cozy gas fireplace and views of the large backyard. Enjoy hosting in the spacious dining area or step outside to the huge south-facing patio—perfect for summer BBQs. The large fully fenced yard also includes a convenient storage shed. A 2-piece family bathroom completes the main level. Upstairs, you’ll find a generous central bonus room—perfect for family movie nights or relaxing. The spacious primary bedroom offers a large closet with direct access to the laundry room for added convenience. The spa like ensuite features a soaker tub, oversized shower, large vanity, and a private water closet. The two additional bedrooms are well-sized, and the 4-piece family bathroom includes a separate area for the tub and toilet—ideal for busy households. The partially finished basement expands your living space with a large bedroom featuring a walk-in closet, a huge family/games room, and an additional den

area&mdash;perfect for a home gym, office, or playroom. Additional upgrades include new LVP flooring throughout the upper level (2024) and a carpet-free interior. The oversized double garage includes a convenient side door. Ideally located close to greenspace, walking paths, and shopping, this exceptional home offers everything a growing family needs. Don&rsquo;t miss your opportunity to view this fantastic property! View 3D/Multi Media/Virtual Tour!