



**3 Cimarron Springs Circle  
Okotoks, Alberta**

**MLS # A2301171**



**\$799,900**

<b>Division:</b>	Cimarron Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,533 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, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar

**Inclusions:** pool table, dart board, shed

Backing onto peaceful greenspace, this exceptional custom bungalow offers just over 2720 sqft of fully finished living in a prime Okotoks setting. Thoughtfully designed, the three bedroom home welcomes you with rich hardwood flooring, soaring vaulted ceilings, custom built ins, a wet bar, and the ease of main-floor laundry. Natural light pours through expansive windows in the inviting living area, perfectly complemented by a fireplace. The kitchen is both elegant and functional, featuring upgraded cabinetry, granite countertops, a raised eating bar, undermount lighting, and a pantry. A flexible front room easily adapts as a dedicated office or a formal dining space, while the spacious laundry and mudroom includes a sink and convenient 2 pc bath. The primary has the warm west exposure and is paired with a beautifully appointed ensuite showcasing a freestanding soaker tub, double sinks, an oversized shower, and walk-in closet. Downstairs, the finished basement sets the stage for entertaining and downtime alike with a comfortable family room, TV space, pool table with ping-pong top, dartboard, and a stylish wet bar complete with beverage fridge. Heated epoxy floors, large windows, two additional bedrooms, a three-piece bath and ample storage to round out the lower level. Outside, the fenced and landscaped backyard is beautifully finished along with a built-in shed, while added comforts include central air conditioning, a heated garage, and two brand-new hot water tanks.