



**937 Cimarron Park Close  
Okotoks, Alberta**

**MLS # A2301302**



**\$685,000**

<b>Division:</b>	Cimarron Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** Outdoor Shed, T.V. Mounts, T.V in Living Room, 3 Mounted T.V's in Basement, 3Bar Chairs, Un-Monitored Alarm System

This Beautiful custom-built Fully Finished Bungalow features over 2600 sq ft of living space. Located on a large no-maintenance corner lot. The upgrades include: 9' ceilings, Built-in Entertainment shelving unit, increased attic insulation, roughed in plumbing for the basement, 60 oz carpet with 7.5lb underlay, gas line for BBQ on deck, 42" kitchen cabinets, crown mouldings, Air Conditioning and that's just the beginning. The main floor offers a spacious kitchen and family room with cozy gas fireplace, A 3pc bath and dining area with access to the deck and 2 bedrooms or one bedroom and Office. The Primary bedroom features a walk-in closet and full 5pc ensuite with large soaker tub and 2 sinks - lots of space to start your day. The lower level is Finished with two additional large bedrooms, a 3pc bath, baseboard heating and large windows. The double attached garage has running water and also a convenient man-door to the yard. This home exudes pride of ownership and offers neutral colors throughout. This corner lot also features rare R.V. parking with a shed and patio space. This home is close to schools, greenspace and all the shopping that matters.