



**45 Cimarron Springs Road
Okotoks, Alberta**

MLS # A2127753



\$834,900

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|------------------|--|---------------|-------------------|
| Division: | Cimarron Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,107 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Insulated | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | City Lot, Landscaped, Level, Many Trees, Underground Sprinklers, Pie Shape | | |

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| Heating: | High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Slate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Phantom Screens Front and Back Doors

This is a must-visit home. This timeless Kunz custom-built home has over 2820+ developed SF, offering a fully loaded 4-bedroom, 3.5-bath home with 'knock-down ceilings on the main floor and downstairs. It is on a massive SW PIE lot that meets all your needs. Do you want a garden, trampoline, playhouse, horseshoe pit, private pergola or sunroom? You have endless possibilities and the space to have them all! The dream kitchen has a walk-through pantry, high-end stainless steel appliances with TWO FRIDGES/ice, a convection oven, deep sinks/pull-down tap, custom-built cabinetry including pot drawers, a built-in buffet cabinet serving area with beautiful wallpaper, a granite waterfall sit-up countertops with tons of kitchen island storage. The LIVING ROOM has a gas-stone fireplace mantle adjacent to this open-concept plan. Seeing the beautiful rod-iron railings, you will love the classic slate and wide hardwood flooring as you enter through the large front entry FIBREGLASS door. No detail was too small, from the built-in custom cabinetry in the mudroom to sit and put your shoes on to the rounded drywall corners, 'elegant CREAM baseboards, and upgraded finishing casing, doors, and hardware. This home has all the extra touches of high-end details and finishings, including upgraded lighting fixtures (even in the closets) and Kohler plumbing. Phantom screens (front and back) and EXTRA LARGE VENTING WINDOWS allow lots of natural light throughout, complete with all window coverings. Upstairs is a generous primary bedroom complete with a ceiling fan, an exquisite 5-piece ensuite with his and her granite sinks, a massive soaker tub, a large walk-in closet, a shower, and a water closet complete with a door for privacy. Two other well-appointed bedrooms have ample closets/organizers and a full bath. The

versatile BONUS ROOM (media movie nights, playroom, or other living space needs) has a low-maintenance Romeo and Juliet balcony, perfect for relaxing outside. Downstairs is professionally developed and consistently carries the same high-end quality finishings. The basement has IN-FLOOR HEATING with another GIANT FAMILY ROOM and bedroom, another 4-piece bathroom, FLEX/OFFICE SPACE (ideal for working at home/studies), and more storage! AIR CONDITIONING, high-efficiency furnace/humidifier, 75G HWT, and IRRIGATION for your amazing landscaped yard with mature trees. Enjoy MULTIPLE OUTDOOR ENTERTAINING options, including large 2-tiered decks with gas BBQ line, fire pit, and storage shed. Pride of ownership/maintenance is evident in this original owner's home. There is a painted/drywalled man cave garage, tasteful curb appeal with additional stonework, and even the fence with built-in flower boxes! Centrally located in a premium location, you are minutes from multiple schools, parks, walking paths, and all amenities! This home is on a quiet street and perfectly balances practicality and luxury. Take a look - you will not be disappointed!