



**33 Cimarron Estates Manor
Okotoks, Alberta**

MLS # A2142069



\$1,235,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,389 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Corner Lot, Dog Run Fenced In, Landscaped, Level, Underground		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows		

Inclusions: Storage shed, Sonos sound system with sub woofer box in the dining room, TV in the kitchen and the upper loft plus the attached shelving in the garage

What a STELLAR home in the coveted Cimarron Estates Community with the Sheep River to the north, the pond with walking paths to the south and within walking distance to schools and shopping! This unique bungalow with an upper loft area is absolutely amazing, featuring open vaulted ceilings, wood beams and of course the stunning loft with beautiful views of the pond and surrounding area. This functional kitchen is every chef's dream with solid wood cabinets, massive island, side bar with prep sink and twin paired fridge/freezer set. The living room features a floor to ceiling stone fireplace with built in shelving and the dining room is large enough to host a party! There's so much room to store all your groceries in the walk in pantry and the large mudroom/laundry is the perfect size for the growing family. If you are working from home you will appreciate the bright office with built in shelving and the large window from which to enjoy the view of the pond. The east facing, covered deck is the best gathering place for entertaining outside or just relaxing with a cup of coffee and enjoying the morning sun. The main floor master bedroom is complete with a luxurious 5 pc bath and large walk in closet. But the BEST room of all is the upper loft with views to below and views overlooking the pond. The loft features a full 4 pc bath with its own linen shelving. Downstairs is fully developed with in floor heat, a media/family room, 2 huge bedrooms with walk in closets and a 4 pc bath at one end and 2 huge bedrooms with a 5 pc bath at the other end.. Enjoy the triple attached garage for all the vehicles, the fully fenced and landscaped yard with shrubs and perennials, the fenced in dog run and storage shed-WOW there is nothing left to do here but move in and ENJOY!