



**67 Cimarron Meadows Bay
Okotoks, Alberta**

MLS # A2299909



\$579,900

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Off Street, RV		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 1 garage remote. TV mount in living room

Quite possibly one of the quietest locations in Cimarron Meadows! Cimarron Meadows is an easy walk to urgent care, shopping and restaurants not to mention less than a 10 minute walk to 2 elementary schools. Entering the home you'll appreciate the spacious foyer. The living room has a gas fireplace and leads into the dining area with a custom geometric feature wall. The kitchen has a massive custom island offering storage and counter space. Stainless steel appliances include a double door fridge with bottom freezer. A 2 piece bathroom and mud/laundry room (washer & dryer new in 2025) complete the main floor. Upstairs you will find the large (hello king size bed and big furniture!) primary with walk in closet and 4 piece ensuite. Two more bedrooms and the main 4 piece bathroom work well as bedrooms or office space. The front attached double garage is heated and with a south facing driveway, you know your snow will be the first to melt. The large pie shaped yard has 2 wide gates one leading to the gravel RV parking. Flexible possession. New (2025) mechanicals include: furnace , A/C, water softener and hot water on demand.