



127 Cimarron Park Circle  
Okotoks, Alberta

MLS # A2307068



**\$740,000**

<b>Division:</b>	Cimarron Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,207 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Stre		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Water Softener (as is - sellers have not used since purchase), All Window Coverings, Garage Heater, Gazebo with Blinds, Power Awning, Shed, Electric Fireplace in Basement, Storage Shelves in Utility Room, Media Cabinet & TV Wall Mount in Bonus Room, Main Floor Living Room TV Wall Mount & Basement Sofa set.		

Sun-soaked and south-facing, this beautifully landscaped backyard is designed for exceptional outdoor living. Why choose between a covered patio and an open deck when you can have both? This Cimarron Park home delivers two distinct entertaining spaces: a lower patio sheltered by a pergola with retractable privacy blinds, and an upper deck complete with a power awning & effortless shade at the touch of a button. Two unique settings, one thoughtfully designed outdoor retreat. Step inside and the quality continues. Rich hardwood flooring flows throughout the main and upper levels, while large windows flood the home with natural southern light. Elegant carpentry details & including a wainscoted flex room & adding character and a sense of craftsmanship throughout. The open-concept main floor is both functional and inviting. A cozy living room with gas fireplace anchors the space, while the kitchen is perfectly suited for everyday living and entertaining alike, featuring expansive granite countertops, tiled backsplash, under-cabinet lighting, stainless steel appliances, a corner pantry, ample cabinetry, and generous counter seating. The bright breakfast nook opens directly to the backyard, and the versatile flex room offers the perfect space for a formal dining area or home office. A well-designed mudroom and laundry area off the heated double attached garage, along with a convenient powder room, support busy day-to-day living. Upstairs, the primary bedroom offers a true retreat & spacious and serene, with its own sitting area, walk-in closet, and a luxurious 5-piece ensuite complete with dual sinks, granite vanity, in-floor heated tile floor, deep soaker tub, and separate glass shower. Two additional generously sized bedrooms with built-in closet systems, a stylish 4-piece bath with granite counters, and a large bonus room

provide ample space for family living. The fully finished basement expands your living space by an additional 863 sq ft, featuring a large rec room, a fourth bedroom with cozy electric fireplace, a full 4-piece bathroom, and a utility room with extra storage. Warm cork flooring adds comfort throughout this level. Additional highlights include central air conditioning for year-round comfort and a central vacuum system for added convenience. Located in the sought-after community of Cimarron Park, residents enjoy over 20 acres of green space, scenic walking paths, and the popular loop around Cimarron Pond. This vibrant, family-friendly neighbourhood hosts community events year-round and offers close proximity to schools, golf courses, shopping, and public transit, with easy access to Highway 7 and Deerfoot Trail for commuting into Calgary. With over 3,000 sq ft of finished living space, this move-in ready home combines thoughtful design, quality finishes, and everyday functionality &mdash; an ideal place to settle in and enjoy for years to come. Book your private showing today.