



**49 Cimarron Springs Circle
Okotoks, Alberta**

MLS # A2310688

\$1,132,000



Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Low M		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-in coffee machine, Control 4 sound system (amp, speakers, subwoofer), attached shed

Welcome to this stunning 2-storey, executive WALKOUT home, backing on to the pond in Cimarron Springs! This home is loaded with builder UPGRADES including in-floor heating in the basement and primary bathroom, OVERSIZED 24" x 21" double attached garage with a gas line for a future heater, oversized balcony, extended driveway, water softener system, upgraded Kohler plumbing package, upgraded lighting package, under valance LED lighting, upgraded CanExel hardie board siding just to name a few! The main floor showcases an open-concept design with 9' ceilings, gorgeous hardwood flooring, large windows flooding the level with natural light, a spacious home office and a 2-pc powder room. The kitchen is a masterpiece! It features a Fisher & Paykel fridge, MIELE appliances with several built-ins including a MIELE coffee machine with a plumbed in water line, reverse osmosis with a touchless sink, ceiling-high maple cabinets made with real WOOD, a functional yet stylish hood fan with beautiful backsplash surround and a large central island - making it the perfect place to prepare meals and entertain friends and family! Access to your massive 28' x 8' deck with aluminum railings and a gas line for your BBQ is right beside the dining area. It offers breathtaking VIEWS of the pond and surrounding scenery and overlooks your fully landscaped and MAINTENANCE-FREE backyard! Upstairs, there is a large bonus room, 3 bedrooms, 2 full bathrooms and a laundry room. The 5-piece ensuite bath is upgraded with a fully tiled walk-in shower, a free-standing tub, dual vanities and HEATED tile flooring. The 2nd and 3rd bedroom share the other 5-piece upgraded bathroom. The fully finished WALKOUT basement, completed by the BUILDER, features 9' ceilings, in-floor heating, cabinetry and a wet bar, a

built-in entertainment unit, fully wired control 4 sound system with speakers, amp and subwoofer, a 4th bedroom, a full 3-piece bathroom and access to your backyard with a concrete pad. There is AIR-CONDITIONING for the upper level, a NEW 75 gal. hot water tank that was recently added (2025) and a 12' x 12' storage shed attached to the side of the home. This home is conveniently located close to multiple schools (Westmount and St. Mary's elementary schools, St. John Paul II Collegiate middle school and École Secondaire Foothills Composite High School), a 3 minute drive to the Costco, Save-On Foods and other grocery stores and shops and close to an entire walking/biking pathway system along sheep river. This home has been lovingly cared for and meticulously maintained by the ORIGINAL OWNERS and is a must-see! Call to book your private showing today.