



105 Cimarron Park Circle  
Okotoks, Alberta

MLS # A2311097



**\$624,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** All Window Coverings

Searching for the perfect family home, not on a busy main roadway and with Quick possession, You just found it. Affordably priced.....Perfectly positioned beside sought-after Cimarron Estates, this exceptional home offers all the lifestyle and recreational benefits of the area &mdash; without the premium price tag. Enjoy one of the community&rsquo;s most desirable locations with no direct homes in the front or back. Located directly across from one of Okotoks&rsquo; most popular green spaces featuring extensive walking and biking pathways just steps from your door. Step inside to an impressive front entry with soaring two-storey ceilings that create an immediate sense of openness and light. The main floor is designed for both everyday comfort and entertaining, featuring a warm and inviting living room with a cozy gas fireplace, durable vinyl flooring through the main floor and up into the upper Bonus room. The modern kitchen with a large central island, gas burning range and a spacious dining area ideal for family gatherings. A convenient walk-through pantry connects the kitchen to the garage and laundry area, complete with high-end washer and dryer. Upstairs, the bright and spacious bonus room offers the perfect place to relax, while the fully finished basement provides an additional space to relax with a fourth bedroom and a comfortable rumpus room ideal for movie nights, games, or a children&rsquo;s play area. A total of four bedrooms, .....The primary suite serves as a private retreat, showcasing a beautifully tiled 4-piece ensuite with a separate shower, private commode, and a luxurious modern soaker tub. Two additional bedrooms and another full 4-piece bathroom complete the upper level. Outside, the fully fenced, private backyard is thoughtfully designed for both relaxation and entertaining, featuring a large cedar deck, a covered

gravelled storage shed with a dedicated dog run with the convenience of direct access to the fully drywalled garage through a convenient doggy door. Recent updates include the roof (2013), kitchen appliances (2021&ndash;2023), and fresh paint and lighting throughout (2024). One other popular feature the family will appreciate is central air conditioning. Another bonus is full refrigerator and soft water tank in the utility room This is the perfect home for an active family seeking modern comfort, privacy, and quick access to the very best of Cimarron&rsquo;s outdoor lifestyle. Easy to view anytime..... Call your agent today.