



**37 Cimarron Park Green
Okotoks, Alberta**

MLS # A2317588



\$995,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated D		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, C		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	Window coverings (except in primary bedroom), Hot Tub (as is)		

Backing directly onto Cimarron Park and situated on a beautifully landscaped pie-shaped lot, this impressive walkout two-storey offers over 3,700 sq.ft. of developed living space designed for the way families actually live. Whether you have young children who spend every spare minute at the playground or teenagers who need space of their own, this home provides the room, flexibility, and comfort to grow with your family for years to come. Imagine starting your morning in the sunroom with a coffee in hand while enjoying views of mature trees, open green space, and one of Okotoks' most desirable parks right outside your back gate. The heart of the home is the spacious kitchen, where beautiful maple cabinetry, quality appliances, generous counter space, and a large island create the perfect gathering place for family and friends. The adjoining breakfast nook shares a double-sided fireplace with the living room, creating warmth and connection throughout the main living area. A formal dining room is ready for holiday dinners and celebrations, while the front office offers an ideal space for working from home, music lessons, homework sessions, or a quiet retreat. One of the home's most remarkable features is the upper level. Rarely do you find four bedrooms, three full bathrooms, a family room, and laundry all on the same floor. The thoughtful layout allows children to have their own space while keeping everyone close together. Two bedrooms share a Jack-and-Jill bathroom, while a fourth bedroom enjoys its own private bathroom nearby. The spacious primary suite offers a peaceful retreat with a walk-in closet and a beautifully appointed ensuite. The fully developed walkout basement adds even more flexibility with a large recreation room, an additional bedroom, a full bathroom featuring a steam shower, and a dedicated storage room. Whether used for movie nights,

teenagers, guests, hobbies, or extended family, this space adapts to your needs. Outdoor living is equally impressive. The enclosed sunroom creates a peaceful three-season retreat overlooking the park. A spiral staircase connects the upper deck to the lower covered patio and hot tub area, while stone pathways, mature trees, and thoughtfully designed landscaping create a private backyard oasis. A detached 20' x 14' workshop provides excellent space for projects, hobbies, or additional storage. Beneath the beauty of the home lies an impressive mechanical system designed for comfort and efficiency. A boiler-powered in-floor heating system serves all three levels of the home, the attached garage, and even the driveway. Combined with a forced-air furnace and central air conditioning, this home delivers exceptional year-round comfort. With direct park access, a family-focused floor plan, outstanding outdoor living spaces, and a level of comfort rarely found in today's market, this is the kind of home where childhood memories are made and families thrive.