



GRASSROOTS

REALTY GROUP

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**43 Cimarron Park Green
Okotoks, Alberta**

MLS # A2321133



\$765,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Kitchen island, Attached shelving, Shed, A/C unit, Central Vac Canister and Attachments (has not been used by current owners, included as is), TV mounts, Refrigerator (downstairs), Deep freeze (garage)

Located on a quiet, family-friendly street, this beautiful walk-out bungalow offers the perfect blend of comfort and space. Ideally located within walking distance of excellent schools and close to the scenic walking and biking trails along the Sheep River, this impressive 5-bedroom home features over 2,500 sq. ft. of thoughtfully designed living space. Impeccably maintained and recently updated, the home is bright and welcoming with vaulted ceilings throughout the main level, large windows, and an abundance of natural light. The spacious kitchen is a true highlight, offering extensive cabinetry and counter space, stunning quartz countertops, a classic subway tile backsplash, updated appliances, and warm wood accents that create an inviting gathering space for family and friends. The open-concept great room features an elegant gas fireplace, while the dining area easily accommodates a large table and additional cabinetry, making it ideal for entertaining. The generously sized primary bedroom boasts vaulted ceilings, a walk-in closet, and a well-appointed ensuite complete with a large vanity, soaker tub, and separate shower. A second main-floor bedroom with a bright window provides flexibility as a guest room, home office, or den. The fully finished walk-out basement is one of the home's standout features. Bright and spacious, it offers a comfortable family room with a second gas fireplace, three additional bedrooms, and a convenient wet bar—perfect for movie nights, game days, or entertaining guests. One of the bedrooms could easily be converted into a hobby room, fitness area, or dedicated workspace. Outside, the expansive, fully fenced backyard provides plenty of room for children, pets, and outdoor activities. The oversized shed is an exceptional bonus, offering endless possibilities as a workshop, storage space, or project area, complete with an oversized

door to accommodate larger equipment and great access. A large side gate provides additional accessibility and convenience. Recent updates include roof shingles (2020), luxury vinyl plank flooring (2024), a new dishwasher (2025), and central air conditioning (2025), providing peace of mind and modern comfort for years to come.