



**150 Cimarron Drive
Okotoks, Alberta**

MLS # A2321398



\$1,375,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,064 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Shed, Hot Tub, Outdoor fireplace, pool table, shuffle board, gym equipment, 4 wall mounted TV's, 90" sharp TV in Theater room.

Welcome to 150 Cimarron Drive offering you an Exceptional bungalow built by California Homes Offers over 3,950 sq. ft. of beautifully designed living space with A/C, a heated triple attached garage showcases stunning custom finishes throughout with a sprinkle of Western Charm. Step into the impressive 17-foot entryway featuring slate tile flooring and discover a spacious open-concept floor plan that connects you to front office complete with built-in desk, shelving, and large windows overlooking the front driveway. The inviting main floor is highlighted by eye-catching wide-plank alder hardwood flooring, creating warmth and character throughout. The chef-inspired kitchen features a large island with breakfast bar seating, abundant cabinetry, granite countertops, high-end stainless steel appliances, a full-size Kenmore Pro side-by-side fridge and freezer, and a unique pebble backsplash. From the kitchen, step outside to your private backyard oasis featuring a gazebo, wood-burning fireplace, hot tub, and beautifully landscaped grounds with a mix of mature trees, ornamental grasses, and shrubs. The dining area is perfect for entertaining, offering a built-in sideboard cabinet and a corner gas fireplace that creates an inviting atmosphere for dinner parties ;the spacious living room boasts a wall of windows overlooking the private yard. A massive mudroom provides exceptional storage and direct access to the heated triple garage, which includes a workshop area and a dedicated gym space that can easily be converted back to parking if desired. The stunning primary retreat features a cozy sitting area, oversized 5-piece ensuite with double vanities, soaker tub, standalone shower, and a walk-in closet with custom shoe cubbies. The fully developed basement is designed for entertaining, highlighted by a striking barn wood feature wall at the landing. Enjoy a full wet bar,

wine room, pool table area, and a private theatre room with custom built-ins. Two additional bedrooms, each with their own ensuite bathrooms, provide comfortable accommodations for family or guests. In-floor heating and ample storage complete the lower level. Outstanding curb appeal is enhanced by exposed aggregate concrete at both the front and rear of the home, making this property as impressive outside as it is inside. 5 minutes to Sheep River Park, Schools, Walking paths and so much more....