



GRASSROOTS
REALTY GROUP

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**535 Cimarron Point
Okotoks, Alberta**

MLS # A2323626



\$768,800

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,786 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Front Drive, In		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, Pantry, Skylight(s), Soaking Tub, Stone Counters, Track Lighting, Vaulted Ceiling(s)

Inclusions: ALL INCLUSIONS ARE "AS IS & WHERE IS"

AN EXCEPTIONAL FULLY DEVELOPED WALK-OUT BUNGALOW IN A STUNNING LOCATION! Located on a large pie lot on a quiet cul-de-sac in one of the nicest areas of Okotoks, backing onto the large Cimarron Park Environmental Reserve. A spacious bright quality-built home that offers a total of 3046 sq. ft. on two levels. Vaulted ceilings in the main floor principal rooms. Three skylights and large windows provide this home an abundance of natural light. Bright welcoming spacious foyer with tile floors through to the rear mud room. This well-designed plan offers a formal living room with west facing bay window and elegant gas fireplace. The dining room is perfect for family gatherings. The Chef will love this spacious custom oak kitchen with an abundance of cabinets and deep drawers. French door fridge, two Thermador built-in ovens and Thermador gas cooktop. Large granite island with eating bar, sink and garburator, perfect for meal preparation. Additional granite counters feature double sinks with garburator plus a third counter area that would make the perfect coffee station and serving area when entertaining. The huge pantry is perfect for storing supplies and larger appliances. French door to the raised east facing deck. Spacious primary bedroom with two closets. Pocket door to the well-designed three-piece ensuite bathroom with skylight and laundry area. Oversized walk-in shower, ASKO stacking washer and dryer plus oak cabinets, counter and laundry storage bins. Two additional bedrooms on the main floor and four-piece bath with soaker tub/shower. Two separate staircases to the lower walk-out level that features in-floor heat. Large bright family area with French door to the covered patio. Den with closet makes the perfect home office. Two additional bright lower bedrooms and four-piece bathroom are exceptional space for family or

guests. Bright lower laundry room with deep laundry sink, washer and dryer. Lots of lower storage plus a cold room. Double attached insulated garage with 220-volt outlet. New shingles in 2019 and new hot water tank in 2025. The sunny east and south facing pie lot featuring thoughtful landscaping with trees, rock features, pond, perennials, raised deck, three patio areas and garden shed, make this the perfect yard. PLEASE CHECK OUT THE DRONE VIDEO!