



GRASSROOTS
REALTY GROUP

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108 Cimarron Drive
Okotoks, Alberta

MLS # A2326270



\$749,000

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: n/a

Nestled in the desirable Cimarron community of Okotoks, AB, this meticulously maintained 1,300 square foot bungalow offers main-floor living with the added versatility of a fully finished basement. Backing onto the Sheep River Escarpment and its scenic pathway system, this home delivers tranquil, scenic views and convenient outdoor recreation just steps from your door. The yard and home have been kept to an immaculate standard with perennial plants, mature trees and more. Inside, you'll find a bright, inviting main level with a vaulted ceiling, and featuring two bedrooms plus a dedicated office/den. The open-concept kitchen, dining, and living area is designed for everyday living and entertaining, with stylish vinyl plank flooring, abundant natural light, and a cozy gas fireplace that anchors the living space. A well-appointed kitchen offers ample cabinet storage, modern appliances, and easy access to the back deck for seamless indoor-outdoor living. The fully finished basement expands your living options with a comfortable family area, one additional bedroom, a full bathroom, and ample storage, ensuring room for guests, teens, or hobby spaces. The double attached garage provides convenient, weather-protected parking and extra storage. Key improvements and updates have been thoughtfully completed, including 2026 fresh paint throughout the home, 2024 new refrigerator, 2022 hot water tank replaced, 2021 furnace and air conditioner replaced, 2021 dishwasher, stove, and dryer replaced, 2017 vinyl plank flooring installed, 2016 roof shingles & eavestroughs replaced. Situated just a short drive from Okotoks amenities, schools, and parks, this home combines a serene, family-friendly setting with practical, modern comfort. Whether you're seeking a peaceful retreat backing onto nature or a well-outfitted family home with excellent access to

outdoor trails, this property checks all the boxes. Don't miss the opportunity to make this immaculately maintained Cimarron bungalow your new address. Contact our team for a private viewing today.