



**14 Cimarron Park Cove
Okotoks, Alberta**

MLS # A2326528



\$638,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,342 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: pool table negotiable

Open House Saturday, June 4, 1-3pm. After more than 20 years with the same caring owners, this well-built bungalow is ready for its next chapter. Located on a corner lot of a quaint cul-de-sac, this is an incredible opportunity for a new family or retirees looking to create their dream home in a fantastic location. Built by the highly respected Kunz Homes, this bungalow offers 2468 sq. ft. of developed space. The main floor features two bedrooms plus a den, two full bathrooms, an original Kunz Kitchen, and spacious living and dining areas. The pantry is bright and sunny with its own south facing window. The fully developed basement features a living space with a large games room, recreation room, two additional bedrooms, and a 3-piece bathroom. While the interior remains largely original, this home has been lovingly maintained and provides the perfect blank canvas for those wanting to renovate and add their own style rather than adapt to someone else's updates. The major investments have already been made with the roof replaced in 2020 and central air conditioning added around 2022. The double attached garage, quiet cul-de-sac location, and established neighbourhood make this an exceptional choice for buyers looking for a bungalow to make their own. Close to all amenities and schools!