



GRASSROOTS
REALTY GROUP

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195 Cimarron Drive E
Okotoks, Alberta

MLS # A2330628



\$739,900

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back		

Heating:	High Efficiency, In Floor, Exhaust Fan, Fireplace(s), Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity Connected, N
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	power awning, electric EV CHARGER , not including the car charger piece		

Beautifully upgraded bungalow offering the ease and convenience of main floor living. The spacious primary suite features a vaulted ceiling and oversized ensuite, while the freshly painted main level also includes a private den, laundry room, tiled entry, and an open-concept great room with soaring vaulted ceilings. Site-finished oak hardwood flows through the den/dining room, kitchen, dining nook, and living area. The custom- built maple kitchen is finished with granite countertops, extra storage space in the island, upgraded appliances, quality Kohler fixtures, and a convenient water line to the refrigerator with ice maker. Additional thoughtful features include granite in the ensuite and built-in writing desk, solar tube lighting, upgraded light fixtures, and a gas line to the deck for outdoor grilling. The fully developed lower level offers nearly 9-foot ceilings, four large windows, two additional bedrooms, a full bathroom, an expansive recreation room, generous storage, and heated flooring for year-round comfort. The oversized garage is drywalled and insulated and includes an EV charger. HVAC system consists of a high efficiency gas furnace, and a new air conditioning unit adds further comfort and peace of mind. This thoughtfully designed home combines elegant finishes, abundant space, and practical features ideal for relaxed, low-maintenance living.