



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Cimarron Estates Manor Okotoks, Alberta

MLS # A2345943



\$1,199,995

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,782 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Garden, Lan		

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

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Every thing you see at showings is included.

This is the kind of bungalow people wait for in Cimarron Estates. Sitting on a beautifully landscaped quarter-acre lot, this former show home has 1,780 sq. ft. above grade, five bedrooms, 2.5 bathrooms and a fully finished basement — plus a triple attached garage that is heated, finished and has epoxy floors. Basically, even the garage understood the assignment. Inside, hardwood and laminate floors run through the main living spaces, with a fireplace and updated LED lighting throughout. The kitchen features granite countertops, two-toned cabinetry, a large island with the sink tucked right in, gas range, stainless steel appliances and a seriously useful pantry. The primary suite has an ensuite with dual sinks, a soaker tub and separate walk-in shower. Downstairs, there's a huge rec room and a wet bar that is READY for company — wine fridge, mini fridge, dishwasher, sink and tons of wine storage. You'll also find additional bedrooms and a full bathroom with a tub/shower combo, all equipped with heated floors making the basement just as functional as the main floor. And then there's the yard. Fully landscaped with underground sprinklers, deer fencing, a dog run, and permeant programmable lighting, all backing directly onto a walking path. The composite deck has its own outdoor fireplace, giving you a backyard that's just as good for a quiet coffee as it is for having everyone over. Big lot. Five bedrooms. Triple garage. An unreal basement. Beautifully finished inside and out. And all tucked into one of Okotoks's most established estate communities. This one has a LOT going for it.