



GRASSROOTS
REALTY GROUP

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197 Cimarron Drive
Okotoks, Alberta

MLS # A2347540



\$699,900

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: All Included Goods are in "as-is" condition

Thoughtful design, a beautifully established west backyard and an unspoiled basement ready for future plans give this original-owner bungalow plenty of room to enjoy today and adapt for tomorrow. Offering 1,428 sq ft on the main level, the floor plan balances open gathering spaces with comfortable separation where it matters. A lovely covered front porch sets a welcoming tone and makes a peaceful spot for morning coffee. Just inside, a versatile den adapts easily to working from home, hobbies or a play space. Vaulted ceilings bring an airy sense of volume to the open-concept great room, where hardwood flooring carries through the main living areas. Generous cabinetry, abundant counter space and a pantry make the kitchen practical for everyday cooking, while the large island adds prep space and a natural gathering point. Centred within the open layout, the dining area keeps conversation flowing between meals, entertaining and time spent together. Oversized windows draw natural light into the living area and frame views of the mature greenery outside, while a gas fireplace adds warmth on cooler evenings. Direct deck access extends daily living outdoors for barbecues, dining or simply unwinding in the sunshine. Tucked away from the main gathering spaces, the spacious primary bedroom pairs a walk-in closet with a private 4-piece ensuite complete with a soaker tub and separate shower. A second bedroom sits conveniently near another 4-piece bathroom. Main-floor laundry adds everyday ease. Downstairs, an unspoiled basement with 9' ceilings, in-floor heating and 4 large windows opens up exciting possibilities for future development while allowing the next owner to tailor the space to their needs. Outside, the fully fenced west backyard feels wonderfully private, with mature trees, established gardens and plenty of grassy space for kids and

pets to play. An expansive deck takes full advantage of the outdoor setting, complemented by a retractable awning when shade is welcome. Parking and storage are handled by the double attached garage. With Cimarron Park and its pathways just steps away, this inviting home brings together a highly functional bungalow layout, a peaceful outdoor retreat and convenient access to the community amenities that make Cimarron such an enjoyable place to call home.