



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

47 Cimarron Hill Okotoks, Alberta

MLS # A2347740



\$725,000

Division:	Cimarron Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Alarm-No Contract, 2 TV Mounts, Freezer in Basement, Heater in Garage, Shelves in Garage, 2 Sheds, 2 Ceramic Pots, Rain Barrel, Hose Bibs, Iron Bench under Crabapple Tree, Flat Trellis,

Some homes simply feel cared for—and this is one of them. A custom built home, lovingly maintained, thoughtfully updated and offering over 3,000 sq. ft. of developed living space, this beautiful home is tucked along a quiet street in sought-after Cimarron Hill, within walking distance of the Sheep River and Okotoks' incredible network of pathways. Mature trees and landscaping frame the timeless stucco and stone exterior, creating wonderful curb appeal and a welcoming sense of home from the moment you arrive. Step inside to a spacious foyer with stunning travertine and a classic two-storey split design, where an impressive vaulted ceiling rises to the upper level and fills the front of the home with openness and light. A generous living room and designated dining room preserve the timeless character of the floor plan, while luxury vinyl plank flooring carries you into the heart of the home. The inviting family room centres around a gas fireplace framed by windows on either side and flows beautifully into the stunning kitchen renovated in 2024. Designed with both style and substance, it showcases two-tone Ekko cabinetry with Alder exteriors and Maple interiors, luxurious leathered Titanium granite countertops, a large centre island with wide storage drawers, full-height tile backsplash and spacious corner pantry. An impressive appliance collection includes Bosch, Frigidaire Professional/Gallery and Silhouette, with a French-door refrigerator, convection microwave, bar fridge and newer convection range with air fryer and dishwasher. A classic bay window overlooks the backyard, while a generous powder room and convenient laundry/mudroom complete the main floor. Upstairs, three bedrooms provide comfortable family living. The spacious primary retreat features a charming reading nook and a beautifully renovated 4-piece ensuite where oversized

floor-to-ceiling tile, a striking feature wall and gorgeous tile flooring create a spa-inspired atmosphere. The new walk-in shower is finished with a rain shower head and sliding glass door. A full main bathroom completes the upper level. The fully finished basement adds tremendous versatility with a large recreation area, dedicated office space, generous flex room with walk-in closet and abundant storage. Soundproofing insulation, 5/8" fire-rated ceiling drywall with dampening spacers and a bathroom rough-in add further functionality and future possibilities. The extensive improvements continue behind the scenes: Poly-B plumbing was entirely removed in 2024, while a high-efficiency Lennox furnace and central air conditioning were installed in 2018. Additional touches include beautiful Murano glass sconces, EV charger, garage breakers & door springs. Outside, the low-maintenance backyard was made for gathering. A beautiful multi-tiered cedar deck with wrought-iron railing, completed in 2020, offers plenty of room to relax and entertain and is already plumbed for natural gas. Welcome to your new home!