



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

74 Cimarron Drive
Okotoks, Alberta

MLS # A2347983



\$525,000

Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Storage, Walk-In Closet(s)		

Inclusions:	n/a
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Nestled in the established community of Cimarron in Okotoks, this spacious bungalow offers a functional layout, plenty of room for the whole family, and the added flexibility of a fully finished basement suite. Built in 1995, the home features 1,302.8 sq. ft. above grade, 4 bedrooms, 3 full bathrooms, a detached double garage, and a fully fenced yard, all within easy reach of parks, schools, shopping, sidewalks, and walking and bike paths. The main floor offers three bedrooms, including a comfortable primary bedroom with a walk-in closet and private 3-piece ensuite. A spacious kitchen provides plenty of room for everyday meals and entertaining, while the large living and dining area creates an inviting central gathering space. A second 4-piece bathroom completes the main level. Downstairs, the fully finished basement adds excellent versatility with its own eat-in kitchen, spacious living room, generous bedroom, 5-piece bathroom, laundry room, pantry, walk-in closet, and additional storage. The basement is currently identified as an illegal suite, making it a great option for extended family, guests, or those looking for additional flexibility within the home. Outside, enjoy a fenced backyard with a deck, fire pit, and additional storage space, along with a welcoming front porch. The 21'3" x 19'5" detached double garage provides secure parking and extra room for tools or seasonal storage.