



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**43 Cimarron Meadows Bay
Okotoks, Alberta**

MLS # A2351123



\$599,997

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Built-in Microwave in suite, Murphy Bed installed with Mattress, Cabinet next to Murphy bed, White Cabinet in Kitchen.

UPDATED, VERSATILE AND COMPLETE WITH A LEGAL SUITE! If you've been looking for a home that can grow with your family while also helping with the mortgage, this one checks all the boxes. Offering almost 2,300 square feet of developed living space, this thoughtfully updated split level home is located on a quiet street in desirable Cimarron and offers 5 bedrooms, 4 bathrooms, a fully permitted and legalized secondary suite, plenty of parking and a long list of recent updates. Major items throughout the home have been refreshed over the past few years, including paint, flooring, ceilings, lighting, appliances, taps, trim and window coverings, with the roof shingles replaced in 2024. Upstairs, vaulted ceilings give the main living spaces an airy, open feel. Three bedrooms provide plenty of room for the family, including a spacious primary bedroom with its own ensuite, while bedrooms two and three share a full bathroom. The lower level adds even more flexibility with bedroom four and a full bathroom, along with a brand new washer and dryer, making it ideal for older children, guests or anyone who needs their own space. And then there's the feature that truly sets this home apart: a legal, permitted secondary suite approved by the Town of Okotoks. Complete with its own bedroom, kitchen, washer and dryer and dedicated parking space, the suite is an excellent mortgage helper or a fantastic option for extended family. Outside, the property continues to deliver with a parking pad for up to three vehicles, a brand new fence and shed, plus a hot tub that stays with the home, creating an easy setup for relaxing. Set in Cimarron, you're within walking distance of a playground and close to schools, parks, pathways and all the amenities Okotoks has to offer, while still enjoying the quieter feel of a residential community. Whether you're a growing family

looking for more room, a buyer wanting additional income potential, or someone who simply wants a home with options, this property offers the space, updates and versatility to make it work for whatever comes next.