

# \$799,900 - 21 Cimarron Park Green, Okotoks

MLS® #A2209913

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.13 Acres

Cimarron Park, Okotoks, Alberta

Stunning UPGRADED BUNGALOW in Cimarron Park Green – Backing onto GREENSPACE & PATHWAYS! Welcome to this beautifully finished bungalow with WALKOUT BASEMENT in the highly sought-after community of Cimarron Park Green. Perfectly positioned backing onto greenspace and walking paths with convenient access to ST. MARY'S SCHOOL, & ST. JOHN PAUL 11 COLLEGIATE, this home offers a blend of location, luxury, and lifestyle. Step inside to soaring VAULTED CEILINGS, FRESH PAINT, and UPGRADED LIGHTING that accentuate the open, airy feel throughout the main level. HUNTER DOUGLAS BLINDS add both style and function, while rich HARDWOOD floors flow seamlessly through the main living spaces. The kitchen is a chef's dream, featuring EXTENSIVE CABINETRY with SOFT-CLOSE DOORS and DRAWERS, UNDERMOUNT LIGHTING, a wall pantry, GRANITE countertops, and steel appliances. It opens beautifully into the dining area and cozy living room, complete with a striking STONE-FACED GAS FIREPLACE and custom built-in features. From the living area, step out to the expansive WEST-FACING DURA DECK spanning the full width of the home complete with a GAS LINE for a BBQ – ideal for outdoor entertaining or simply soaking in the views and sunsets over the greenspace. The spacious PRIMARY BEDROOM boasts a VAULTED CEILING, private ENSUITE, and a generous WALK-IN



CLOSET with custom built-ins. A 2ND BEDROOM, full 4PC BATH, and MAIN FLOOR LAUNDRY round out the main level for convenient single-level living. A central vacuum system complete with attachments and toe-kick add to the convenience and function of the home. The fully FINISHED WALKOUT BASEMENT offers exceptional additional living space, featuring a large recreation room with a second GAS FIREPLACE, a WET BAR, 2 ADDITIONAL BEDROOMS, and another full 4PC BATHâ€”perfect for guests or growing families. Step out onto the COVERED CONCRETE PATIO with a GAS LINE for a fire bowl and 220 wiring available for a future hot tub. Additional highlights include a double attached HEATED GARAGE, storage shed, and a NEW ROOF (2023), ensuring peace of mind for years to come. This is truly a turn-key property in a prime locationâ€”offering elegance, comfort, and unbeatable access to SCHOOLS, PARKS & PATHWAYS. Donâ€™t miss your opportunity to call this exceptional bungalow home!

Built in 2005

**Essential Information**

MLS® #	A2209913
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,387
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	21 Cimarron Park Green
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2K2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	TN

Listing Details

Listing Office            eXp Realty

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