

**23 Cimarron Park Bay**  
**Okotoks, Alberta**

**MLS # A2241178**



**\$775,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Ur		

<b>Heating:</b>	In Floor, Forced Air, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to your next chapter in this beautifully maintained bungalow, ideally situated on a quiet CORNER LOT surrounded by mature trees that offer both beauty and privacy. Thoughtfully designed for comfortable main-floor living, this home features over 2,500 sq. ft. of total living space with 4 bedrooms and 2.5 bathrooms, making it perfect for downsizers who still want room for guests or hobbies. Step inside to warm HARDWOOD floors, soaring VAULTED ceilings, and a cozy GAS FIREPLACE that anchors the open-concept living area. At the heart of the home, the kitchen impresses with timeless alder WOOD CABINENTRY, quartz countertops, stainless steel appliances, and a large central island with seating—ideal for entertaining. A GAS COOKTOP makes meal prep a pleasure, while the walk-through pantry adds function and leads directly into the insulated and OVERSIZED garage—perfect for day-to-day convenience. Another highlight is the primary bedroom retreat, featuring vaulted ceilings, an abundance of natural light, and newly installed vinyl plank flooring for a fresh, modern feel. The luxurious ensuite bathroom includes a soaker tub, dual vanity, and a spacious walk-in closet. The main level also includes a second bedroom that can easily function as a home office or guest room, along with a convenient 2-piece bathroom to round out the space. Downstairs, the fully finished basement boasts IN-FLOOR HEATING, two additional bedrooms, a full bathroom, and a spacious recreational area perfect for movie nights, hobbies, or hosting family. There is also a dedicated HOME OFFICE—ideal for remote work or focused productivity. And for those warm summer days, the home is equipped with AIR CONDITIONING, keeping the entire space cool and comfortable year-round. Outside, this home offers a rare and highly

sought-after RV parking pad, tucked discreetly into the backyard&mdash;perfect for storing your motorhome, trailer, or boat without sacrificing curb appeal. The backyard is a private sanctuary, surrounded by mature trees and thoughtful landscaping. Whether you're sipping morning coffee on the back deck or enjoying a quiet evening under the stars, the outdoor space offers a peaceful escape with excellent privacy year-round. Not to mention, there is IRRIGATION SYSTEM included to make watering a breeze! This is the bungalow lifestyle you've been waiting for&mdash;elegant, low-maintenance, and designed for both comfort and convenience, inside and out.