

# \$869,000 - 31 Cimarron Park Green, Okotoks

MLS® #A2209916

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,637 sqft

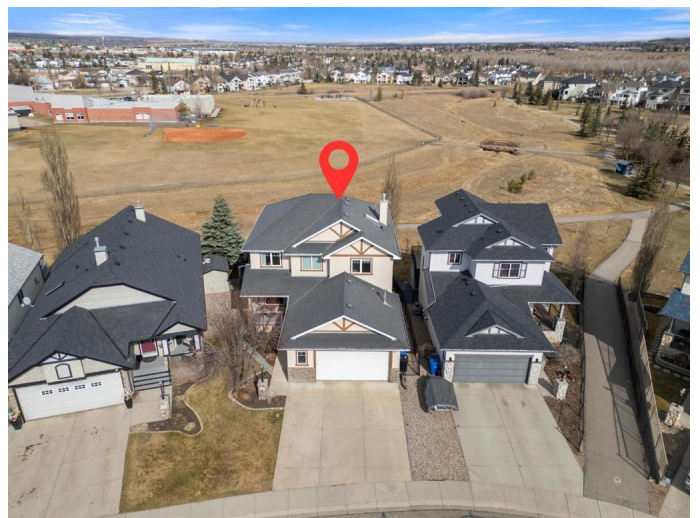
Residential on 0.13 Acres

Cimarron Park, Okotoks, Alberta

**\*\*OPEN HOUSE SATURDAY, APRIL 19th**

**12-2PM\*\*** Welcome to your dream home in the quiet neighborhood of Cimarron Park Green.

This gorgeous two-storey walkout family home overlooks walking paths, a small creek, and a large greenspace, while also having more than enough room for large family events - boasting over 4,000 square feet of living space! Step inside and be greeted by the grandeur of open-to-above ceilings in the foyer before stepping around the corner and into the massive kitchen - the heart of this home, featuring hardwood floors and an enormous granite island with an eating bar - perfect for any kind of hosting, or just casual dining! The kitchen seamlessly flows into an expansive living room where a beautiful stone gas fireplace promises warm, cozy evenings. Adjacent to the living room is a large dining space that offers a delightful transition to outdoor entertainment; walk out onto your large low maintenance deck and take in the expansive views over the local walking paths and the greenspace. Whether enjoying your morning coffee or hosting summer barbecues, this setting is perfect. To blend functionality into the main floor, there is also a separate office with a large built-in desk for private work meetings, a flexible front room, a 2-piece bathroom, and a large boot/coat room to store belongings in when entering from the oversized heated double garage. Venture upstairs to unwind in the vast master bedroom featuring awesome views over the



greenspace. This elegant retreat includes an ensuite with double vanities, a tiled shower, a luxurious soaker tub, and a spacious walk-in closet. Two additional bedrooms, an upstairs laundry room, and a well-appointed 4-piece bathroom complete the upper level, offering convenience and comfort for the whole family. All of the carpets in the home have been replaced to maximize your comfort! The walkout basement adds even more versatility to this home, with a huge family room designed for entertainment or relaxation featuring new LVP flooring with in-floor heating. An additional bedroom with a 4-piece cheater ensuite and a walk-in closet provides the perfect accommodation for guests or older children. There is an additional flex room under the deck-perhaps perfect for a small home gym, for planters, or maybe just additional storage! The backyard ensures ample space for outdoor activities and features two sheds for extra storage. This remarkable home combines luxurious details with everyday practicality, even featuring 2 air conditioners to help you cool down in the summer, making it a perfect sanctuary for families seeking both style and comfort. This home is just a short walk from schools and shopping. Don't miss your opportunity to own this desirable piece of Okotoks. Your new home awaits!

Built in 2004

### **Essential Information**

MLS® #	A2209916
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,637

Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	31 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
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Cul-De-Sac, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	7
Zoning	TN

**Listing Details**

Listing Office	RE/MAX First
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