

## 39 Cimarron Trail Okotoks, Alberta

MLS # A2222603



# \$769,900

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Low Maintenance Lands		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	shed		

Welcome to this immaculate one owner, custom built bungalow backing onto greenspace. This gorgeous home wows from the moment you walk in, with beautiful tiled flooring throughout the main traffic areas, gleaming hardwood, high ceilings, crown moulding and an abundance of natural light. The main floor features a large flex room with hardwood floors (could be used as an additional bedroom if needed). Step into the impressive white kitchen that features a Sub-Zero refrigerator, built in stainless steel oven, gas cooktop, Corian counters, corner pantry, imported tile backsplash, large island and an impressive 17 drawers for storage! The kitchen has a triple pane skylight (installed in 2023), so there is lots of natural light. Entertain in the large dining area which overlooks the backyard and greenspace beyond. Did I mention the built in china cabinet in the dining area? Step out into the west facing yard and dine alfresco on the exposed aggregate patio with lovely gazebo. Relax in the spacious living room with 2 way gas fireplace, gorgeous hardwood floors and west facing views. The large primary bedroom features hardwood flooring, a walk in closet with built in organizers and a five piece ensuite with soaker tub, large vanity and a bidet. Completing this main level is a laundry/mudroom and a half bath. In the fully finished basement are 2 bedrooms with a jack and jill 3 piece bathroom between them and a large family room with built in desk. The storage and furnace room has a utility sink, water softener, central vac and potential for further development if required. There is an oversized double attached garage that is insulated and drywalled. The west facing backyard features low maintenance landscaping, gazebo, garden with raised beds, large shed, privacy screening and is a great place to relax and enjoy the sunsets! This home has had numerous updates/upgrades

over the years including triple pane skylights in 2023, new shingles, siding and garage door 2018, front door 2017, hot water tank 2020, dishwasher 2022, microwave 2024. This home benefits from Hunter Douglas blinds and fresh paint on most of the main floor. This home is beautiful and must be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!