

17 Cimarron Springs Green Okotoks, Alberta

MLS # A2162129



\$669,900

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, No Neighbours Behind, Landscaped, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Shed

Welcome to this meticulously maintained two-storey home in the coveted Cimarron Springs neighborhood. This bright and airy residence features an open floor plan that seamlessly combines elegance and functionality. The heart of the home is a stunning kitchen, complete with sleek white cabinetry, black stainless steel appliances, and luxurious granite countertops. This inviting space flows effortlessly into the dining and living areas, creating a harmonious setting ideal for both everyday living and entertaining. Large windows throughout these rooms allow natural light to flood the space, enhancing its open and welcoming atmosphere. The kitchen's thoughtful design promotes easy interaction with family and guests, while the adjacent dining room offers an elegant backdrop for meals and gatherings. Upstairs, the well-thought-out layout divides the space into practical zones. At the front of the house, a spacious bonus room offers versatility as a family room, playroom, or quiet retreat. The large windows in this room invite abundant natural light, making it a bright and welcoming space. At the rear of the upper level is the tranquil primary bedroom, a true haven designed for relaxation. This generously sized retreat includes a walk-in closet with ample storage space and a luxurious ensuite bathroom featuring elegant finishes and thoughtful design—perfect for unwinding after a long day. In addition to the primary suite, the upper floor includes two additional well-appointed bedrooms, suitable for family, guests, or a home office. Step outside to your personal oasis. The backyard is a haven for outdoor enthusiasts, featuring a beautifully maintained yard with well-constructed garden boxes, framed garden beds highlighted by decorative rocks, and underground sprinklers to keep your greenery lush. These thoughtful details enhance the garden's visual

appeal and create an ideal environment for growing vegetables, herbs, and flowers. Designed with entertaining in mind, the backyard includes a large exposed concrete patio at the base of the deck, and an additional exposed patio in the yard—perfect for cozy evenings around the fire, roasting marshmallows, or relaxing under the stars. The expansive, pie-shaped yard provides ample space for outdoor games and activities, adding a unique charm. The property also features a spacious double garage with a built-in heater, complemented by an extra-wide driveway that accommodates up to three vehicles, offering convenience and ample space for busy households. Conveniently located, this home offers easy access to shopping, schools, and parks. Nearby ponds and walking paths provide additional recreational opportunities, blending convenience with natural beauty. With its thoughtful design, functional features, and prime location, this property is an excellent choice for those seeking a vibrant and comfortable lifestyle. Explore the possibilities and discover how this house can become your next home. Don't miss the chance to make it yours!