

## 4 Cimarron Trail Okotoks, Alberta

MLS # A2163277



# \$684,900

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Cimarron                    |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 2,012 sq.ft.                | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                                 |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                      | <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, Walk-Out To Grade                                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                        | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Wet Bar |                   |    |
| <b>Inclusions:</b> | None                                                                                                                                            |                   |    |

This beautifully designed former show home stands out with impressive features and a prime location, offering a fully finished walkout basement complete with a wet bar and cozy fireplace, along with a fourth bedroom and full bathroom. The wonderfully landscaped yard features a paver stone patio, hot tub, and abundant greenery, creating a serene outdoor retreat, all within walking distance of schools and a river walking path system. Inside, the bright and spacious main floor showcases a renovated kitchen equipped with floor-to-ceiling white cabinets, black granite countertops, an island, stainless steel appliances, and a corner pantry. Additional features on that main floor 9-foot ceilings and large windows that flood the space with natural light. A formal dining room and a lovely living room with a gas fireplace add to the home's charm and functionality. Upstairs, a gigantic bonus room with another gas fireplace and high ceilings is perfect for family gatherings, while three large bedrooms include a master suite featuring a sizable walk-in closet and a luxurious 5-piece ensuite bathroom with a freestanding tub. The attached double garage has an 8' door and will fit a pickup truck. Overall, this excellent family home offers a perfect blend of modern amenities, spacious living areas, and outdoor enjoyment.