

**111 Cimarron Park Circle
Okotoks, Alberta**

MLS # A2266914



\$740,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, Stone	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Central Vacuum, Crown Molding, French Door, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	New window blinds		

Executive Bungalow Across from Park and Walking Paths This 1,382 sq. ft. executive bungalow combines refined updates with a prime location. Perfectly positioned on a corner lot across from a park and scenic walking paths, this property offers both sophistication and tranquillity. The heated double garage and crisp exterior presentation complete the home's upscale appeal. Inside, every detail has been refreshed with care. The main floor features all-new flooring, modern appliances, and a complete repaint throughout, including trim, creating a polished, contemporary atmosphere. A vaulted ceiling enhances the open-concept living area with natural light and elegant volume. The layout includes a spacious primary suite, a private guest bedroom with its own full bathroom, and a well-appointed den ideal for a home office. A convenient main-floor laundry room adds to the functionality and comfort. The unfinished basement, designed with 9-foot walls, large windows, and roughed-in plumbing, provides exceptional potential for a custom lower level, whether a home gym, theatre or guest suite. Worth noting: New 30-year shingles with a 5-year workmanship warranty done in 2023. Every element of this home has been considered for modern living. Stylish, move-in ready, and perfectly located, this property offers executive-quality living with space to grow.