

208 Cimarron Drive  
Okotoks, Alberta

MLS # A2285179



## \$810,000

<b>Division:</b>	Cimarron Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2010 (16 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>	Back Yard, Front Yard, Rectangular Lot		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Cedar, Stone, Vinyl Siding, Wood Frame

**Zoning:** TN

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks

**Inclusions:** Storage Shed

Welcome to this beautifully updated, fully finished home that blends comfort, style, and everyday functionality. From the moment you arrive, you'll notice the pride of ownership &mdash; featuring great curb appeal and an insulated, drywalled, heated garage, perfect for Alberta winters. Inside, you're greeted by gleaming hardwood floors and a bright, open-concept layout enhanced by designer lighting, in-floor heating, central air conditioning, and a modern neutral colour palette throughout. The living room is warm and inviting, centered around a sophisticated fireplace &mdash; the perfect place to unwind while still feeling connected to the rest of the main floor. The kitchen is a true showstopper, designed for both cooking and entertaining. It features granite countertops, a massive double refrigerator, apron-front sink, timeless subway tile backsplash, raised breakfast bar island, and a convenient walk-through pantry that makes grocery days effortless. The dining area is surrounded by windows and elevated with chic lighting, creating an ideal space for family meals or hosting guests. The main level also offers a stylish powder room with trendy shiplap detailing, plus a practical laundry and mudroom just off the garage. Upstairs, the bonus room provides a great hangout space, open to below with extra windows that keep the area feeling bright and airy. The primary suite is a true retreat, with room for king-sized furniture, a large walk-in closet, and a spa-inspired ensuite complete with dual sinks, a deep soaker tub, and separate shower. Two additional bedrooms are spacious and share a well-appointed 4-piece bathroom. The fully finished basement is filled with natural light and additional pot lighting for the evenings. Whether it's movie nights or game days, the rec room &mdash; featuring a barn wood feature wall and cozy electric fireplace

&mdash; is the perfect gathering space. You&rsquo;ll also find a fourth bedroom, full bathroom, and flexible space for a gym, hobby room, or guests. Step outside to the composite deck overlooking the peaceful backyard &mdash; perfect for summer BBQs or relaxing evenings, the private yard is surrounded by mature trees with plenty of room for kids and pets to play. Located in the sought-after community of Cimarron Springs, you&rsquo;ll enjoy access to 20 acres of green space, a central park with playground and toboggan hill, over 8 km of pathways, and close proximity to the escarpment, Sheep River, and local schools &mdash; making this an incredibly walkable, family-friendly neighbourhood.