

# \$775,000 - 23 Cimarron Park Bay, Okotoks

MLS® #A2241178

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.13 Acres

Cimarron, Okotoks, Alberta

Welcome to your next chapter in this beautifully maintained bungalow, ideally situated on a quiet CORNER LOT surrounded by mature trees that offer both beauty and privacy. Thoughtfully designed for comfortable main-floor living, this home features over 2,500 sq. ft. of total living space with 4 bedrooms and 2.5 bathrooms, making it perfect for downsizers who still want room for guests or hobbies. Step inside to warm HARDWOOD floors, soaring VAULTED ceilings, and a cozy GAS FIREPLACE that anchors the open-concept living area. At the heart of the home, the kitchen impresses with timeless alder WOOD CABINENTRY, quartz countertops, stainless steel appliances, and a large central island with seating—ideal for entertaining. A GAS COOKTOP makes meal prep a pleasure, while the walk-through pantry adds function and leads directly into the insulated and OVERSIZED garage—perfect for day-to-day convenience. Another highlight is the primary bedroom retreat, featuring vaulted ceilings, an abundance of natural light, and newly installed vinyl plank flooring for a fresh, modern feel. The luxurious ensuite bathroom includes a soaker tub, dual vanity, and a spacious walk-in closet. The main level also includes a second bedroom that can easily function as a home office or guest room, along with a convenient 2-piece bathroom to round out the space. Downstairs, the fully finished basement boasts IN-FLOOR HEATING, two additional bedrooms, a full



bathroom, and a spacious recreational area perfect for movie nights, hobbies, or hosting family. There is also a dedicated HOME OFFICE—ideal for remote work or focused productivity. And for those warm summer days, the home is equipped with AIR CONDITIONING, keeping the entire space cool and comfortable year-round. Outside, this home offers a rare and highly sought-after RV parking pad, tucked discreetly into the backyard—perfect for storing your motorhome, trailer, or boat without sacrificing curb appeal. The backyard is a private sanctuary, surrounded by mature trees and thoughtful landscaping. Whether you're sipping morning coffee on the back deck or enjoying a quiet evening under the stars, the outdoor space offers a peaceful escape with excellent privacy year-round. Not to mention, there is IRRIGATION SYSTEM included to make watering a breeze! This is the bungalow lifestyle you've been waiting for—elegant, low-maintenance, and designed for both comfort and convenience, inside and out.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241178    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,426       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23 Cimarron Park Bay |
| Subdivision | Cimarron             |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 2E6              |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 5                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop                                                                                              |
| Heating           | In Floor, Forced Air, Radiant                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                               |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                   |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Vinyl Siding, Wood Frame, Veneer                                                               |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 11              |
| Zoning         | TN              |

**Listing Details**

Listing Office                      eXp Realty

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