

66 Cimarron Drive  
Okotoks, Alberta

MLS # A2244487



\$599,000

|             |                                   |            |                   |
|-------------|-----------------------------------|------------|-------------------|
| Division:   | Cimarron Park                     |            |                   |
| Type:       | Residential/House                 |            |                   |
| Style:      | Bungalow                          |            |                   |
| Size:       | 1,365 sq.ft.                      | Age:       | 1995 (30 yrs old) |
| Beds:       | 4                                 | Baths:     | 2                 |
| Garage:     | Double Garage Attached            |            |                   |
| Lot Size:   | 0.13 Acre                         |            |                   |
| Lot Feat:   | Back Yard, Front Yard, Landscaped |            |                   |
| Heating:    | Forced Air                        | Water:     | -                 |
| Floors:     | Carpet, Hardwood, Tile            | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -                 |
| Basement:   | Finished, Full                    | LLD:       | -                 |
| Exterior:   | Wood Frame                        | Zoning:    | TN                |
| Foundation: | Poured Concrete                   | Utilities: | -                 |
| Features:   | No Animal Home, No Smoking Home   |            |                   |
| Inclusions: | Hot Tub                           |            |                   |

Welcome Home! Ideally located close to schools, shopping, and amenities, this immaculate bungalow offers the perfect blend of comfort and convenience. With 4 bedrooms and plenty of living space, it's ideal for families or those who love to entertain. The bright living room features beautiful hardwood floors and a cozy gas fireplace, flowing seamlessly into the dining room—perfect for hosting family gatherings. The kitchen is filled with natural light from the skylight and offers ample counter space, plenty of cabinetry, and newer appliances. Enjoy your morning coffee in the breakfast nook, which opens onto a private backyard oasis complete with mature trees, lush plantings, a hot tub, and a gas line on the deck for summer BBQs. The fully finished basement includes a large family room, an additional bedroom or office, and plenty of storage to keep everything organized. Recent upgrades add peace of mind, including a new furnace (2024), hot water tank (2021), and shingles (2016). Don’t miss this fantastic opportunity—call today and Start Packing!