$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 seatingâ€”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 garageâ€”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 OFFICEâ€”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 backyardâ€”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 forâ€”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	9
Zoning	TN

Listing Details

Listing Office	eXp Realty

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