

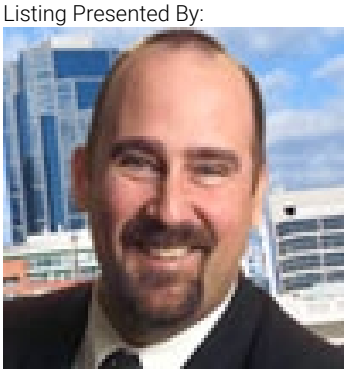
197 Cimarron Drive Okotoks Alberta

$669,900

Thoughtful design, a beautifully established west backyard and an unspoiled basement ready for future plans give this original-owner bungalow plenty of room to enjoy today and adapt for tomorrow. Offering 1,428 sq ft on the main level, the floor plan balances open gathering spaces with comfortable separation where it matters. A lovely covered front porch sets a welcoming tone and makes a peaceful spot for morning coffee. Just inside, a versatile den adapts easily to working from home, hobbies or a play space. Vaulted ceilings bring an airy sense of volume to the open-concept great room, where hardwood flooring carries through the main living areas. Generous cabinetry, abundant counter space and a pantry make the kitchen practical for everyday cooking, while the large island adds prep space and a natural gathering point. Centred within the open layout, the dining area keeps conversation flowing between meals, entertaining and time spent together. Oversized windows draw natural light into the living area and frame views of the mature greenery outside, while a gas fireplace adds warmth on cooler evenings. Direct deck access extends daily living outdoors for barbecues, dining or simply unwinding in the sunshine. Tucked away from the main gathering spaces, the spacious primary bedroom pairs a walk-in closet with a private 4-piece ensuite complete with a soaker tub and separate shower. A second bedroom sits conveniently near another 4-piece bathroom. Main-floor laundry adds everyday ease. Downstairs, an unspoiled basement with 9' ceilings, in-floor heating and 4 large windows opens up exciting possibilities for future development while allowing the next owner to tailor the space to their needs. Outside, the fully fenced west backyard feels wonderfully private, with mature trees, established gardens and plenty of grassy space for kids and pets to play. An expansive deck t...

Foyer 6.75 Ft x 5.83 Ft
Kitchen 15.17 Ft x 12.17 Ft
Dining room 17.58 Ft x 8.17 Ft
Living room 16.58 Ft x 12.25 Ft
Den 10.00 Ft x 10.92 Ft
Laundry room 6.50 Ft x 5.00 Ft
Primary Bedroom 13.92 Ft x 15.25 Ft
Bedroom 12.00 Ft x 11.25 Ft
4pc Bathroom 8.33 Ft x 9.42 Ft
4pc Bathroom 4.92 Ft x 8.17 Ft

Listing Presented By:



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