



## 22 Cimarron Estates Link Okotoks Alberta

\$1,099,900

Welcome to a rare 1800+ sq. ft bungalow located in the sought after community of Cimarron Estates, in beautiful Okotoks. There are at least 9 reasons why you should become the next owner of this gorgeous property: 1) The Location - Cimarron Estates Link is a quiet street with very low traffic, far from any highway noise. Steps away from Sheep River and the pond with walking paths, within walking distance to 2 schools and shopping. 2) The Condition - this home was built in 2014 and has been immaculately kept and very well maintained over the years. Squeaky clean, no smoking and no animals. 3) The Layout - the main floor offers an office right off the entrance (with built in desk and shelves), a huge living room with a gas fireplace and tasteful stone and woodwork around it, kitchen, dining area, large master bedroom, a half bathroom and laundry. The main floor features open layout, high vaulted ceiling, quality hardwood flooring and fancy chandeliers. 4) The Kitchen - this space will blow you away! It offers a huge island in its center (9' long), plenty of cupboards, stainless steel appliances (dishwasher and induction cooktop are Bosch) and a large walkthrough pantry. (Please note: GRANITE COUNTERTOPS throughout the kitchen and all bathrooms) 5) The Primary Bedroom - you will fall in love with this room! This 14'11 x 12'8" massive room features a 5PC ensuite bathroom and a large walk-in closet. 6) The Fully Finished basement comes with 3 large bedrooms with big windows, a full bathroom and humongous rec/family/entertainment room. Enjoy the electric fireplace, 9' ceilings and IN FLOOR HEATING! 7) The 3 car attached garage to keep all of your cars dry and warm (Comes with a 220V outlet). Lots of parking space in front of the garage on the exposed aggregate concrete driveway. 8) The Backyard is massive...comes with a 2 tier composite deck, stamped concrete pad and a garden sh...

Bedroom 3.50 M x 3.37 M

Bedroom 4.00 M x 2.97 M

Bedroom 4.77 M x 3.70 M

Recreational, Games room 9.09 M x 5.32 M

4pc Bathroom Measurements not available

Kitchen 4.61 M x 3.97 M

Dining room 4.28 M x 3.94 M

Primary Bedroom 4.56 M x 3.87 M

Den 3.41 M x 3.17 M

Laundry room 3.90 M x 2.82 M

Foyer 2.30 M x 1.60 M

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 6.31 M x 5.27 M

5pc Bathroom Measurements not available