

\$519,900 - 45 Cimarron Meadows Bay, Okotoks

MLS® #A2117342

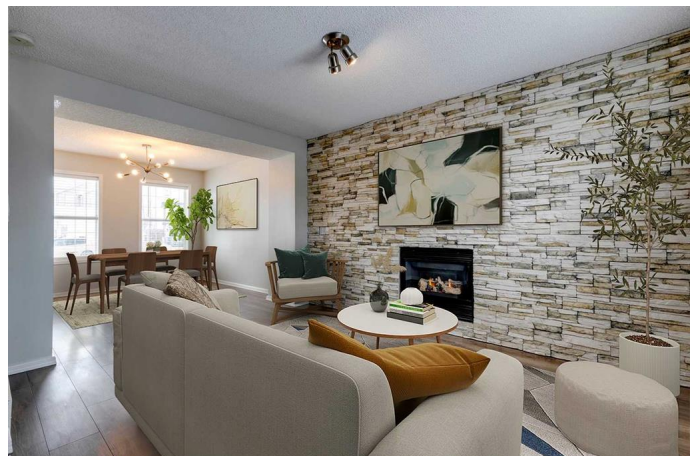
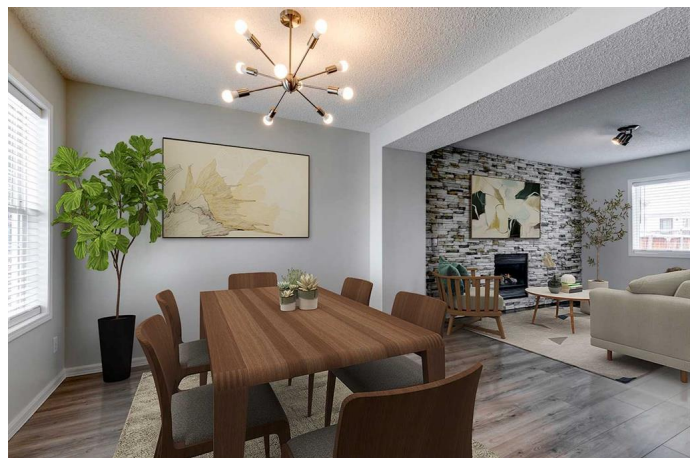
\$519,900

3 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.09 Acres

Cimarron Meadows, Okotoks, Alberta

Discover quintessential family living - welcome to 45 Cimarron Meadows Bay. Ideally located, this charming home is situated in a family friendly cul-de-sac nestled in the heart of Cimarron Meadows, of one of Okotoks's™ most beloved communities. Property highlights include 3 bedrooms up, 2.5 bathrooms, double car garage, large sunny backyard, and countless updates throughout. As you step inside, you'll be greeted by an abundance of natural light cascading through the large windows. Enjoy the inviting living room accentuated by a captivating feature wall with fireplace entirely adorned in contemporary masonry - a perfect setting for cherished family moments and holiday festivities. The kitchen is equipped with brand new appliances, ample cabinetry, two pantries, enough space for an island or kitchen table and a highly favoured kitchen sink overlooking the backyard. Further main level highlights include an open plan design, dining room, spacious foyer, powder room located away from the main living spaces, and modern laminate flooring ideal for family life and pets. Entertain family and friends in your sunny low maintenance backyard featuring a large deck with gas BBQ hookup - perfect for endless playdates and backyard barbecues. Rear alley access to the double garage and trailer/RV parking offers separation from overlooking neighbours. Unwind in the generous primary bedroom with enough space for a reading nook/lounge and fit with a walk-in closet. The upper level also



boasts new carpet throughout, two additional bedrooms and full 4-pce bathroom. The partially finished lower level includes a flex space ideal for a home gym or playroom, an office/additional bedroom, full 3-pce bathroom, laundry/utility room, plenty of storage space, and further personalization/development opportunity. Additional property updates include newer roof (2020), front and rear decks (2022), fireplace feature wall (2024) and fresh paint throughout the main and upper levels - see brochure for full list of updates. Located in Cimarron Meadows, known for its ideal blend of small town charm and close proximity to big city amenities. Enjoy the 20+ acres of green space, including Hayes Park with a playground right at the end of the street, Sheep River Valley, and 8+ km of pathways winding their way through the entire community. The extensive pathway system also provides a convenient walk to school lifestyle to the 3 nearby schools, and connects to the incredibly beautiful Sheep River Valley. Delight in the convenience of living within walking distance to Cornerstone Shopping Centre, which includes Sobeys, Walmart, Canadian Tire, several restaurants & coffee shops, banks, and the Okotoks Health and Wellness Centre. You also have easy access to Centennial Centre - with Costco, Home Depot and so much more. Don't miss your opportunity to embrace Okotoks living at its finest!

Built in 2003

Essential Information

MLS® #	A2117342
Price	\$519,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,365
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Cimarron Meadows Bay
Subdivision	Cimarron Meadows
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2E4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2024
Date Sold April 3rd, 2024
Days on Market 1
Zoning TN
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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