

\$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 seating—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 garage—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 OFFICE—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 backyard—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 for—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	12
Zoning	TN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.