

# \$790,000 - 111 Cimarron Park Circle, Okotoks

MLS® #A2266914

**\$790,000**

2 Bedroom, 2.00 Bathroom, 1,382 sqft

Residential on 0.13 Acres

Cimarron Park, Okotoks, Alberta

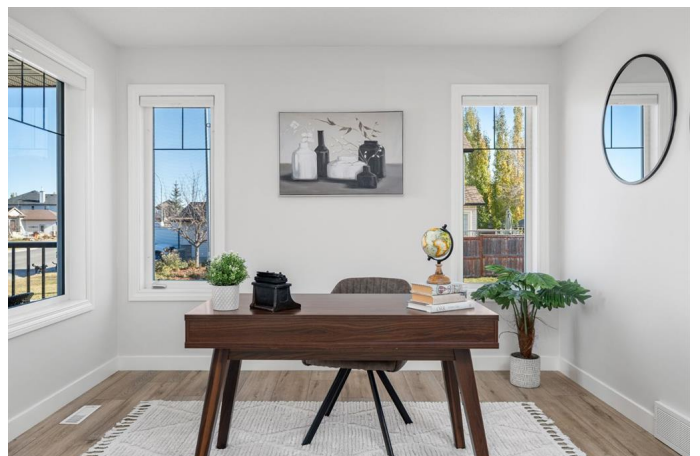
Executive Bungalow Across from Park and Walking Paths

This 1,382 sq. ft. executive bungalow combines refined updates with a prime location. Perfectly positioned on a corner lot across from a park and scenic walking paths, this property offers both sophistication and tranquillity. The heated double garage and crisp exterior presentation complete the home's upscale appeal.

Inside, every detail has been refreshed with care. The main floor features all-new flooring, modern appliances, and a complete repaint throughout, including trim, creating a polished, contemporary atmosphere. A vaulted ceiling enhances the open-concept living area with natural light and elegant volume. The layout includes a spacious primary suite, a private guest bedroom with its own full bathroom, and a well-appointed den ideal for a home office. A convenient main-floor laundry room adds to the functionality and comfort.

The unfinished basement, designed with 9-foot walls, large windows, and roughed-in plumbing, provides exceptional potential for a custom lower level, whether a home gym, theatre or guest suite. Worth noting: New 30-year shingles with a 5-year workmanship warranty done in 2023.

Every element of this home has been



considered for modern living. Stylish, move-in ready, and perfectly located, this property offers executive-quality living with space to grow.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266914    |
| Price          | \$790,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,382       |
| Acres          | 0.13        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 111 Cimarron Park Circle |
| Subdivision | Cimarron Park            |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S2H5                   |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 7                                                         |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                         |

**Interior**

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Crown Molding, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Bathroom Rough-in, Natural Woodwork, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Track Lighting                                                                                                                                    |
| Appliances      | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater |
| Heating         | Natural Gas, Mid Efficiency                                                                                                                       |
| Cooling         | None                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                               |
| # of Fireplaces | 1                                                                                                                                                 |
| Fireplaces      | Gas, Great Room, Mantle                                                                                                                           |
| Has Basement    | Yes                                                                                                                                               |
| Basement        | Full                                                                                                                                              |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Private Yard   |
| Lot Description   | Corner Lot                                        |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Stone, Manufactured Floor Joist |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 9                  |
| Zoning         | TN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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