

# \$539,900 - 37 Cimarron Meadows Bay, Okotoks

MLS® #A2271076

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,421 sqft

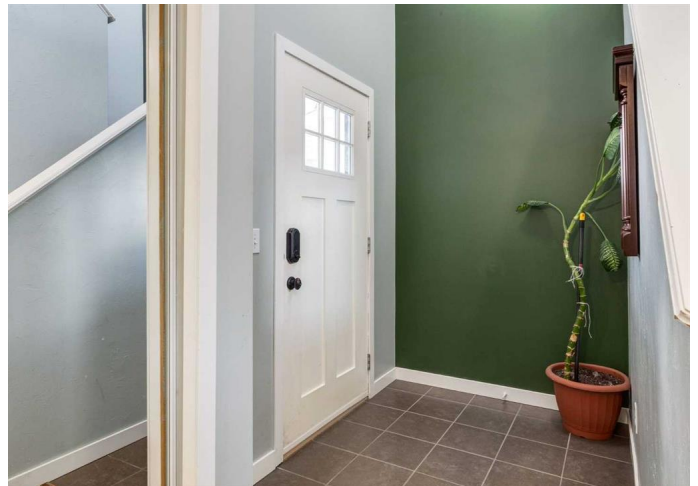
Residential on 0.14 Acres

Cimarron Meadows, Okotoks, Alberta

Welcome to this bright and welcoming 1,421 sq. ft. two-storey home in Cimarron Meadows, perfectly set on a quiet cul-de-sac with a large pie-shaped lot and a sun-soaked west-facing backyard. The main floor offers a spacious, open kitchen with classic oak cabinetry, an abundance of counter space, a generous walk-through pantry, and an upgraded stainless steel gas range—an ideal setup for busy families and enthusiastic cooks alike. The adjoining dining and living areas overlook the beautiful backyard, complete with a two-tiered wood deck and plenty of room for kids, pets, or future outdoor living ideas. A convenient 2-piece powder room and a combined laundry/mud room with access to the double attached garage complete the main level. Upstairs, the huge primary bedroom impresses with its natural light and walk-in closet, joined by two additional bedrooms and a well-appointed 4-piece bathroom. The partially finished basement, with two windows and a rough-in for a future bathroom, offers a great opportunity to expand your living space to suit your needs. Ideally located close to schools, parks, playgrounds, shopping, and restaurants, this is a fantastic opportunity to settle into one of Okotoks's™ most family-friendly communities.

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2271076    |
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,421       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 37 Cimarron Meadows Bay |
| Subdivision | Cimarron Meadows        |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S2E4                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage                                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Cul-De-Sac, Lawn, No Neighbours Behind, Pie Shaped Lot, Street |

|              |                 |
|--------------|-----------------|
|              | Lighting        |
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | TN                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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