

## 18 Cimarron Grove Bay Okotoks, Alberta

**MLS # A2260175**



# \$749,900

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cimarron                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,824 sq.ft.                                                               | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve |               |                   |

|                    |                                                                                                                                         |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Tile, Vinyl Plank, Wood                                                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Other, Vinyl Siding, Wood Frame                                                                                                         | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                                                                                                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Separate Entrance, Stone Counters, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | None                                                                                                                                    |                   |    |

Welcome to 18 Cimarron Grove Bay &mdash; nestled beside a peaceful nature reserve, this fully renovated 2-storey walkout showcases nearly 2,500 sqft of beautifully reimagined living space. With 5 bedrooms upstairs and 3.5 bathrooms, every detail has been thoughtfully crafted to deliver a modern coastal-industrial feel, where warmth, style, and durability come together effortlessly. The main floor showcases a custom-renovated kitchen (2025) with a striking concrete island inlaid with shell, fossils, and agate. Paired with high-end appliances including a Forno gas range, LG range, and Samsung fridge. The open-concept living space is anchored by a dramatic ledger-stone fireplace and new flooring throughout, flowing seamlessly into the sun-filled dining area. Upstairs you'll find five spacious bedrooms, each with blackout blinds, custom linen drapes, and brand-new solid Lincoln doors with upgraded trim and baseboards. Bathrooms throughout the home have been fully redesigned with curbless showers, waterproofing systems, and custom concrete countertops, mirrors, and finishes; built to last. The fully finished walkout basement (2025) expands your living space with a large recreation area, a brand-new electric fireplace, and a 100% waterproof full micro-concrete bathroom featuring shiplap ceiling with concrete integral sink. Step outside to the private cedar hot-tub room (2024) with a 10-person All American spa, perfect for year-round relaxation. Additional highlights include a new vinyl deck (2024), a custom chevron-tiled staircase, designer lighting throughout, new washer/dryer set (2023), a 107 sqft shed, and a double attached garage. With its one-of-a-kind design, premium finishes, and breathtaking natural backdrop, this home delivers the perfect balance of luxury and lifestyle.