

14 Cimarron Estates Gardens Okotoks, Alberta

MLS # A2264669


\$1,325,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,828 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Oversized, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Tankless Hot Water		

Inclusions: Underground sprinkler system, radon system, hot water on demand

Welcome to this custom-crafted just over 1,800 sq ft bungalow showcasing exceptional design and luxurious upgrades throughout. From the moment you arrive, the home's custom wood beams, black-trimmed windows, and Gemstone exterior lighting set an impressive tone. Step inside to soaring 11 ft ceilings, engineered wide-plank hardwood floors, and 8 ft doors with sleek black hardware. The open-concept great room features a Napoleon 55" linear gas fireplace, with a heat management system, framed by panoramic media walls and designer wood-and-glass lighting. The gourmet kitchen is a chef's dream—complete with a Sub-Zero refrigerator, Wolf 6-burner gas range, Miele dishwasher, Falmec Pro hood, and a stunning 9'x5 ft quartz island with custom cabinetry and champagne bronze accents. The butler's pantry offers quartz counters, built-in drawer microwave, sink, and additional built-ins. The primary suite impresses with blackout channelled system Hunter Douglas blinds, and a spa-inspired ensuite featuring a fully tiled shower with dual heads (including rainfall), freestanding tub, heated floors covered with 24 X 24 Himalayan rock salt tiles, and a custom walk-in wardrobe. A fully finished basement extends the living space with a custom-built media centre, a wet bar that includes a beverage fridge and dressed in a quartz counter and back splash, a gym area with luxury vinyl flooring, 3 bedrooms, and an additional full bath. Outdoors, enjoy a covered deck with stone / cedar-clad post, gas line, aggregate patio, and professionally landscaped yard (\$70K investment) with 28 trees, boulders, and a Wi-Fi-controlled irrigation system. The oversized driveway allows RV parking with full access into the almost 800sq ft triple garage, which includes a heater rough-in, floor drain, hot/cold taps, and dual Wi-Fi openers with

cameras. Additional highlights include EcoBee Smart thermostat, air conditioning, tankless water heater, water softener, radon mitigation system, and B-Hyve smart irrigation controls. A rare blend of craftsmanship, technology, and luxury—this home redefines bungalow living in Cimarron.