

# \$749,900 - 18 Cimarron Grove Bay, Okotoks

MLS® #A2260175

**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,824 sqft

Residential on 0.10 Acres

Cimarron, Okotoks, Alberta

Welcome to 18 Cimarron Grove Bay – 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.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260175    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,824       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 18 Cimarron Grove Bay |
| Community   | Cimarron              |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 2H3               |

## Amenities

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

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Separate Entrance, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                       |
| Fireplaces        | Basement, Electric, Family Room, Gas                                                                                                    |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                                |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Other, Storage                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Other, Vinyl Siding, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 28                   |
| Zoning         | TN                   |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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