



**GRASSROOTS**  
REALTY GROUP

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**155 Cimarron Grove Circle  
Okotoks, Alberta**

**MLS # A2274025**



**\$657,000**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TN

**Utilities:** -

**Inclusions:** All in one Washer and Dryer

Welcome to 155 Cimarron Grove Circle, tucked away on a quiet street in the popular community of Cimarron. This well-designed 4-bedroom, 4-bathroom home offers the perfect blend of style and functionality. With real hardwood flooring, comfy carpet, and tiled bathrooms, this family home is sure to impress. The main floor features a bright, open-concept layout. The kitchen showcases maple cabinetry, Stainless steel appliances and a natural slate backsplash, flowing seamlessly into the inviting living room, complete with a cozy gas fireplace. A convenient 2-piece bathroom finishes off this level. Upstairs, the spacious primary bedroom includes a generously sized ensuite, creating a private retreat. Upper-floor laundry adds great convenience. 3 additional bedrooms, a bonus room/loft, and a 4-piece main bath complete the second level! The fully finished lower level offers even more living space with a large family room and another 4-piece bathroom. The heated double garage ensures year-round comfort. Outside, enjoy the sun on the large deck overlooking the ample pie-shaped yard—perfect for kids, gardening, or a future firepit area. With back-lane access, there's room to store extra toys if needed. This beautifully designed home also features central air conditioning, offering everything you need in a fantastic location.