



GRASSROOTS

REALTY GROUP

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40 Cimarron Grove Drive
Okotoks, Alberta

MLS # A2297622



\$509,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Window Blinds & Curtain Rods

Welcome to this charming and well-maintained 3-bedroom home in the desirable community of Cimarron. Perfectly situated right across from a park, this cute and inviting property offers a great blend of comfort, convenience, and a family-friendly setting. Inside, you will find a functional layout with 3 spacious bedrooms upstairs and a full bathroom, along with an additional half bath on the main level for everyday convenience. The bright and inviting living room creates a warm, welcoming space to unwind, while the spacious eat-in kitchen offers plenty of room for family meals and gatherings. The finished basement adds even more living space, complete with a half bathroom and a built-in bar, making it a great spot for entertaining or relaxing. The home has been well cared for and is in great condition, making it truly move-in ready. Located close to shopping, restaurants, and all the amenities Cimarron has to offer, this is a fantastic opportunity to enjoy a well-kept home in a highly convenient location.