



**87 Cimarron Meadows Way  
Okotoks, Alberta**

**MLS # A2301453**



**\$560,000**

<b>Division:</b>	Cimarron Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fantastic fully finished 2 storey, perfect for first time homebuyers or families of all sizes. Walking distance to schools, shopping, playgrounds & the Okotoks Health Centre. Great floorplan with a large livingroom open to the dining area, large kitchen with TONS of storage space complete with a moveable centre island. Upper level offers 2 roomy bedrooms & a MASSIVE master bedroom with a walk-in closet and cheater door to the main bath. Basement is developed with 4th bedroom, family room, laundry and more storage. Garage is insulated & has even more storage. Nice size yard is fenced with RV PARKING, which is easily accessible from the back alley. All this at a great price. Hurry, it won't last. Book your showing today!