



GRASSROOTS
REALTY GROUP

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**37 Cimarron Trail
Okotoks, Alberta**

MLS # A2302223



\$650,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,758 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L | | |

| | | | |
|--------------------|-------------------------------|-------------------|----|
| 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: | High Ceilings, Kitchen Island | | |

Inclusions: N/A

The well maintained home is located close to schools, shopping, and the river walking paths. The main floor features 9-foot ceilings, large windows for plenty of natural light, and a convenient main floor laundry. The kitchen is equipped with newer black stainless steel appliances, including a gas stove, over height cabinets, and lots of counter space. The home backs onto a schoolyard and greenspace providing open views, with a west-facing backyard to enjoy afternoon and evening sun. Step outside to a back deck, and included storage shed. Upstairs and living spaces are complemented by a partially finished basement, offering flexibility for future development or additional living space. Additional features include a reverse osmosis water system, water softener, and a double attached heated garage. The roof was replaced approximately 10 years ago. A solid home with a great location.