



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

44 Cimarron Grove Way  
Okotoks, Alberta

MLS # A2305641



**\$550,000**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Jetted Tub, Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** None

Live in the family friendly community of Cimarron. This cleverly laid out home is situated on a quiet street. As you approach you will appreciate the attractive curb appeal and inviting front porch. Throughout the home, pride of ownership is clear, with plenty of updates such as new vinyl plank flooring, new carpet, a new front door, stylish light fixtures, and an elegant railing. The kitchen is a focal point, boasting cabinets that reach to the ceiling, a tasteful tile backsplash, stainless-steel appliances, and a corner pantry for added storage. The large island seamlessly connects to the expansive living room, which features a gas fireplace with custom built in detail. Adjacent to the kitchen, the dining room is filled with natural light from numerous windows and provides direct access to your private backyard. This low maintenance yard has a large patio, artificial grass, a new fence and a double detached garage. The main floor is complete with a powder room tucked away as well as a front den, perfect for a home office, additional living room or kids's playroom. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and an expansive primary retreat. The primary suite is a true sanctuary, offering a large walk-in closet and a private ensuite with a luxurious jetted corner tub, separate shower and expansive vanity. The lower level is framed and prepped for easy future development. This home is ideally located within walking distance to schools, parks, pathways, shopping, and professional services. Schedule your private showing or view the virtual tour today.