



**65 Spring Meadows Bay
Okotoks, Alberta**

MLS # A2312954



\$409,900

Division:	Cimarron		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

****OPEN HOUSE, JUNE 19 & 20 (FRIDAY & SATURDAY), 1:00-5:00 PM** DON'T MISS OUT ON THIS ONE!** Impressive townhouse unit in the Community of Cimarron in Okotoks. The house offers a total living space of more than 1,303 square feet, 4 bedrooms, hardwood flooring by main floor, carpet by the upper floor and basement. It's an open concept floor plan that allows easy entertaining between the living room, kitchen, nook area and ground level patio. Kitchen has laminate countertops with tiled backsplash and ample cabinetry. At the upper floor you will find 3 well proportioned bedrooms with 3 piece ensuite and an additional 4 piece bathroom in the hallway. The basement has the 4th bedroom, a rec room and a 4 piece bathroom ideal for a teenager. This Southwest facing townhome has a front single attached garage and the house is backing to an open space to a playground. The property has a very convenient location, walk away to shopping (Canadian Tire, Walmart, etc), restaurants, banks and schools. This move-in ready townhome awaits you! Book your showing today!