



**8 Cimarron Grove Rise
Okotoks, Alberta**

MLS # A2313532



\$515,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Shed, TV in basement, TV Wall Mounts, Doorbell Camera, wardrobe in bedroom

****OPEN HOUSE 11AM-12PM SATURDAY JUNE 20**AIR CONDITIONING | WALK-UP BASEMENT | BRAND NEW HOT WATER TANK.** Welcome to 8 Cimarron Grove Rise—a home that feels inviting from the moment you arrive. Situated on a quiet street with charming curb appeal, this well-maintained property offers thoughtful updates and a functional layout. The bright, open-concept main floor is filled with natural light and features a cozy living room centered around a gas fireplace with tile and shiplap accents. The kitchen offers white cabinetry, stainless steel appliances, a pantry, and a central island, and provides direct access to the backyard. Outside, you'll find a spacious deck, lawn area, storage shed, and plenty of room to build a future double garage. Upstairs, you'll find three bedrooms and an updated full bathroom. The primary bedroom includes a walk-in closet for added convenience. The fully finished walk up basement expands your living space with a large family area, laundry room, a second half bathroom, and direct access to the backyard. You won't want to miss this one!