



**68 Cimarron Grove Drive  
Okotoks, Alberta**

**MLS # A2319847**



**\$524,900**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<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>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Shed

Welcome to this beautifully maintained 1,600 sq. ft. two-storey home, tucked away on an exceptionally quiet street in the highly sought-after community of Cimarron Grove. Featuring 9-foot ceilings, an open-concept design, and 3 remarkably spacious bedrooms, this home offers a sense of space and comfort that is increasingly hard to find. From the moment you step inside, you'll appreciate the bright and airy feel created by the thoughtful layout and generous room sizes. Hardwood flooring adds warmth and character to the living room, while a stunning three-way fireplace creates an inviting focal point between the living and dining areas. The kitchen is both functional and welcoming, featuring abundant cabinetry, a corner pantry, a central island with raised breakfast seating, and plenty of room for entertaining. The adjacent dining area is impressively sized, easily accommodating a large dining table, hutch, and additional furniture. Upstairs, you'll find 3 exceptionally large bedrooms, including an enormous primary retreat with plenty of room for a king-sized bedroom set and complete with a 3-piece ensuite. 2 more generously sized bedrooms and a full 4-piece bathroom provide ample space for family or guests. With TWO windows in the basement, and roughed-in plumbing, there are so many development possibilities. Outside, the backyard is ready to enjoy, featuring a huge deck that's perfect for summer BBQs and entertaining. A storage shed and large rear parking pad add convenience and offer future garage potential. Located just minutes from Okotoks' extensive pathway system, parks, schools, and shopping amenities, this home combines a peaceful setting with outstanding convenience. If you've been searching for a home with generous room sizes, an open and spacious feel, and a fantastic family-friendly location, this one deserves a spot at the top of your list.