



**6 Cimarron Grove Way
Okotoks, Alberta**

MLS # A2325962



\$499,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	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:	Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Shed		

Pride of ownership is evident throughout this well maintained 3 bedroom, 3.5 bath two storey home located in the desirable community of Cimarron Grove. The bright and functional main floor features an open-concept layout with a spacious kitchen offering upgraded black appliances, maple cabinetry, a corner pantry, and a large breakfast bar overlooking the dining area and inviting living room with a cozy gas fireplace. A spacious front den, ideal for a home office or flex space, a generous front foyer, and a convenient 2 piece powder room complete the main level. Upstairs, the oversized primary bedroom features a walk-in closet and a private 4 piece ensuite with a corner jetted tub and separate shower. Two additional bedrooms and a convenient Jack-and-Jill 4 piece bathroom complete the upper level. The basement is partially finished and offers a large family room, fourth bedroom, 3 piece bathroom, laundry area, and plenty of storage, with the opportunity to add your own finishing touches. Outside, the fully landscaped yard is partially fenced and features a welcoming front porch, a spacious rear deck, storage shed, and a large gravel parking pad with ample space for a future double garage while still accommodating boat or RV parking. Additional updates include a new water softener (2025), roof shingles (2021), and hot water tank (2017) plus a built-in vacuum system. Conveniently located close to schools, parks, walking paths, shopping, restaurants, and major roadways, this home offers excellent value in a family friendly neighbourhood.