



GRASSROOTS
REALTY GROUP

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32 CIMARRON MEADOWS Way
Okotoks, Alberta

MLS # A2326934



\$545,000

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,640 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	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:	No Smoking Home		

Inclusions: N/A

Welcome to your family's next chapter in the highly sought-after community of Cimarron in Okotoks! Perfectly designed for growing families, this exceptional 3-bedroom, 3-bathroom, open concept, 4-level split offers an incredible combination of space, functionality, and an unbeatable location. From the moment you walk in & see the open main floor, seeing the space that the vaulted ceilings create, sitting in the family dining space complete with a full chalk board wall, imagining yourself in the gorgeous soaker tub in the ensuite bath, you will certainly feel like you are home! Backing directly onto a scenic pathway, expansive green space, and St. John Paul II Jr. High, you'll love the privacy with no neighbors behind you, convenience, and endless opportunities for outdoor recreation right from your backyard. Whether your children are just starting school or are teenagers, this home offers a layout that adapts beautifully to every stage of family life. Inside, you'll appreciate the bright and inviting floor plan with multiple living spaces that provide room for everyone to gather or enjoy their own space. The walk-out lower level offers seamless access to the backyard and creates the perfect setting for entertaining, a home office, or a play area. With the cozy wood-burning stove located on the lower level as well, this finishes off this wonderful space, making it ideal to relax during the cooler months. Pop down to the media/theatre room and enjoy an amazing family movie night! Got a couple of cars, or maybe a hobby that takes up some space? Check out the attached double garage - it provides plenty of room for vehicles, hobbies, storage, and all your family's gear! Enjoy friends and family time in the back yard around the firepit and don't worry about wet firewood – there is a custom built wood storage shed at the side of the house complete with roof to keep your firewood dry!

Located in one of Okotoks' most desirable family communities, you'll enjoy being just minutes from parks, playgrounds, schools, shopping, restaurants, recreation facilities, and all the amenities that make Cimarron & Okotoks such a wonderful place to call home. Situated on the south side of town, you'll also appreciate the quick access to Hwy 7 or Hwy 2, making commuting to Calgary easy while putting weekend adventures in Kananaskis Country, the Foothills, and the Rocky Mountains within easy reach. This is more than just a home—it's a place where memories will be made for years to come. Don't miss your opportunity to own a property that truly checks all the boxes for family living.