



GRASSROOTS
REALTY GROUP

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69 Cimarron Springs Circle
Okotoks, Alberta

MLS # A2327947



\$974,900

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All TV Mounts, 2 Bar Fridges in Basement

**** Please click on "Videos" for tour **** Immaculate 2 storey home BACKING ONTO THE POND of Cimarron Estates! This fabulous home features: fully finished WALKOUT basement with wet bar & large windows, oversized/insulated/drywalled/painted double attached garage with Epoxy Floors, in-ceiling speakers, cozy gas & electric fireplaces, 3+1 bedrooms, 3.5 bathrooms, 3385 sq ft developed, Hardie Board siding, ice cold A/C, upper laundry, water softener, newer appliances, some newer landscaping, large "dura" deck & concrete patio with BBQ gas line/privacy glass and much more! Location is unbeatable - backing onto the pond, all the amenities of South Bank Center (Home Depot/Costco/Save-On Foods) within walking distance, all schools close by and walking trails right out your back gate! TOTAL PRIDE IN OWNERSHIP AND MOVE IN READY!