



GRASSROOTS
REALTY GROUP

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40 Cimarron Grove Drive
Okotoks, Alberta

MLS # A2328196



\$507,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	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:	Laminate Counters, Vinyl Windows		

Inclusions: None

Location, location, location! Welcome to this adorable 3-bedroom, 3-bathroom home in the sought-after community of Cimarron! Situated on a wide street directly across from a beautiful park, you'll love the extra parking out front thanks to having no neighbours across the street. Imagine relaxing on your front porch while watching the kids play at the park just steps away! Lovingly cared for and cute as a button, this home is full of warmth and charm. Inside, you'll find a spacious and functional kitchen with a dining area that's perfect for family meals, entertaining, or gathering with friends. The bright, welcoming layout makes everyday living comfortable and easy. The generously sized bedrooms offer plenty of space for the whole family. Outside there's lots of room to build a future garage while still enjoying the yard. Located close to schools, shopping, restaurants, walking paths, and everything Okotoks has to offer, this home truly checks all the boxes. If you're looking for a home with an unbeatable location, tons of charm, and a family-friendly setting, this one is ready for its next chapter!