



GRASSROOTS
REALTY GROUP

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**172 Cimarron Grove Crescent
Okotoks, Alberta**

MLS # A2328825



\$524,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

Recently renovated 2-Storey with easy access to shopping, parks and schools. Enjoy coffee on your east facing covered front porch. The main floor has been finished in a fresh, modern style with durable LVP flooring flowing throughout the main floor. The kitchen is STUNNING, featuring extensive white cabinetry, quartz-style counters, stainless steel appliances, a striking geometric backsplash, recessed lighting and a large central island that provides additional prep space and casual seating. An extra wall of cabinetry in the dining area offers exceptional storage and serving space, while garden doors open directly to the large rear deck and fenced backyard. Plenty of room to build the garage of your dreams! A convenient two-piece bathroom completes this level. Upstairs there are three bedrooms, including a HUGE primary bedroom with “cheater” access to the renovated four-piece bathroom. Two more bedrooms complete the upper level. The developed basement adds a recreation room, fourth bedroom and three-piece ensuite, creating useful space for guests, an older child, home office or hobbies. The unfinished mechanical and laundry room provides additional storage. Other mentionable upgrades include: Air Conditioning, newer shingles (2019), water softener (2020)