



GRASSROOTS
REALTY GROUP

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**763 Cimarron Close
Okotoks, Alberta**

MLS # A2331815



\$749,900

Division:	Cimarron Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		
Inclusions:	None		

Located on a quiet closed loop in Cimarron Park, this fully developed walkout home is walking distance to schools, playgrounds, and bike paths along the sheep river valley. The open concept main floor has solid hardwood flooring, a spacious living room with fireplace, and an open kitchen featuring 2 tone custom cabinetry. The kitchen has a generous amount counter space thanks to a large island with a raised eating bar. A corner pantry and stainless appliances finish this space. The dining area has high ceilings and is filled with natural light, plus it opens onto the rear deck overlooking the backyard which features a terraced rain garden, a shed, and matures trees for privacy. Upstairs, in addition to brand new carpets, you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and an updated 3-piece ensuite that features a huge, tiled shower with dual shower heads. The large bonus room has vaulted ceilings, a gas fireplace and west facing windows with mountain views. The finished walkout basement adds valuable living space with large windows, a bright recreation room and plenty of storage. Additional features include central air conditioning installed 2 years ago, a roof replaced in 2017, an attached double garage, and a beautifully landscaped front and back yards.