



GRASSROOTS
REALTY GROUP

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**159 Cimarron Grove Crescent
Okotoks, Alberta**

MLS # A2339070



\$510,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: TV in upstairs bedroom

This well-kept home on a quiet street in Cimarron exudes charm, and has had several significant updates over the years including new 40-year roof in 2020, main level floors that were upgraded in 2021, and all new kitchen appliances since 2021. This home offers a functional layout and comfortable living spaces throughout. The main floor features hardwood flooring, a cozy stone-faced gas fireplace in the living room, and an open kitchen with maple cabinets, updated hardware, a large island with breakfast bar seating, and plenty of room for everyday dining and entertaining. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and generous closet space. The basement is ready to be finished, and is framed for a future third bedroom and full bathroom, giving you room to grow. Outside, the backyard is fully fenced and landscaped with a patio space ready for summer BBQs and relaxing evenings. All of this within walking distance to parks, schools, shopping, and everyday amenities. This home is well kept and maintained, and great investment for someone wanting to enjoy the charm of Okotoks.