



GRASSROOTS
REALTY GROUP

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9 Cimarron Springs Green Okotoks, Alberta

MLS # A2340627



\$980,000

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,628 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas, See Remarks
Floors:	Carpet, Hardwood, See Remarks
Roof:	See Remarks
Basement:	Full
Exterior:	See Remarks, Unknown
Foundation:	See Remarks
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

Enjoy pond and green-space views from this spacious two-storey walkout. Large windows make the living space bright and inviting, creating the perfect place for your family to call home. Backing onto the pathway system, the property offers a peaceful setting with no neighbours directly behind. The main floor has an open, welcoming layout that keeps the kitchen, dining and living areas connected. The kitchen features granite countertops, a large island with seating and a prep sink, plenty of cabinetry and a walk-in pantry. Just off the kitchen, the bright dining nook is surrounded by windows and opens onto the deck overlooking the pond and pathways. The living room feels both spacious and comfortable, with soaring ceilings, large windows and a full-height stone fireplace. Hardwood flooring carries throughout the main living areas. Upstairs, you'll find three bedrooms and a generously sized bonus room. The primary suite includes a spa-inspired ensuite with a separate custom-tiled shower and soaker tub, along with a custom walk-in closet, creating a comfortable place to unwind. The fully developed walkout basement adds even more usable space, with nine-foot ceilings, a large recreation room, a fourth bedroom and a four-piece bathroom. Step directly outside to the backyard and enjoy easy access to the surrounding green space and pathways. With flexible gathering spaces, four bedrooms, a double attached garage and views that can be enjoyed from every level, this is a comfortable and well-planned home in a lovely setting.