



GRASSROOTS
REALTY GROUP

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64 Cimarron Grove Close
Okotoks, Alberta

MLS # A2341125



\$599,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,451 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Welcome to this beautifully appointed family home in the highly sought after community of Cimarron Grove. This charming four level split offers a warm and inviting layout, highlighted by soaring vaulted ceilings and large windows that bring in an abundance of natural light. The main floor features a spacious living room that flows seamlessly into the dining area and beautifully updated kitchen, complete with newer stainless steel appliances and quartz countertops (2026), ample cabinetry, a large centre island and a convenient walk-in pantry. Upstairs you will find a spacious primary bedroom with a large closet and a private 4pc ensuite featuring a relaxing jetted corner soaker tub. A good sized 2nd bedroom and another 4pc bath complete the upper level. The walkout third level provides exceptional versatility and is ideal for a home theatre, gym or recreation room, with direct access to the newly landscaped and fenced backyard. A convenient wet bar adds to the functionality of this level and makes entertaining a breeze. The fourth level offers additional living space with a bright office or flex room, practical laundry area, abundant storage and an oversized 3rd bedroom complete with a walk-in closet. Thoughtfully updated and meticulously maintained, this home features fresh paint, luxury vinyl plank flooring, central air conditioning, a newer roof, new hot water tank (2026), new landscaping and back fence (2026), plus a brand new oversized double detached garage (2026). Ideally located within walking distance to parks, schools and the vibrant Cornerstone Shopping District, offering an excellent selection of shopping, dining and everyday conveniences. This move-in-ready home combines spacious living, thoughtful updates and an exceptional location, perfect for families looking to enjoy everything Cimarron Grove has to offer.

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