



GRASSROOTS
REALTY GROUP

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**118 Cimarron Grove Crescent
Okotoks, Alberta**

MLS # A2341276



\$505,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Over		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Incredible opportunity for first-time buyers, families, or investors! This charming bi-level offers over 1,700 sq ft of developed living space in an ideal location—just steps from shopping, dining, parks, walking paths, and major routes. The bright main level features an west-facing living room filled with natural light, a spacious dining area, and a functional kitchen with abundant cabinet and counter space. Two generous bedrooms—including a primary suite with a walk-in closet—and a full 4-piece bath complete the main floor. The fully finished basement expands your space with a large rec room and office space, 3rd bedroom, full bath, and flexible space easily converted into a 4th bedroom. Recent updates include a new roof (2021) and new hot water tank (2024) for added peace of mind. Outdoors, enjoy a low-maintenance backyard. The oversized double detached garage is drywalled, insulated, and offers exceptional storage. A move-in ready home packed with value. Book your private showing today!