



GRASSROOTS
REALTY GROUP

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41 Cimarron Meadows Close Okotoks, Alberta

MLS # A2344419



\$635,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Back Lane, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound		

Inclusions: Central Vac and water softener sold as-is, where-is. Gara heater

Welcome to this beautifully updated home, offering a bright, modern interior and an inviting open-concept layout designed for everyday living and entertaining. The impressive kitchen is the heart of the home, featuring sleek white cabinetry, expansive countertops, a designer tile backsplash, stainless steel appliances, contemporary black fixtures and hardware, a built-in beverage fridge, and an oversized island with plenty of seating. Updated vinyl flooring flows throughout the main level, creating a clean and cohesive look. The welcoming, spacious living room is filled with natural light from the large west-facing windows and patio doors. A gas fireplace, surrounded by a striking wood-slat feature wall, creates a warm, stylish focal point. A well-designed mudroom, convenient main-floor laundry, and a powder room complete this functional level. Upstairs, the generously sized primary bedroom includes a private ensuite. Two additional bedrooms and a second full bathroom provide comfortable accommodations for family members, children, or guests. The undeveloped basement is a blank canvas, ready for your plans, including a bathroom rough-in. —whether you envision a recreation room, home gym, office, or additional living space. Car enthusiasts, hobbyists, and tradespeople will appreciate the heated double attached garage, offering a comfortable, shop-ready space you can enjoy year-round. Outside, the large, fully landscaped west-facing backyard provides plenty of room for children, pets, gardening, outdoor entertaining, and relaxing in the afternoon sun. Conveniently located near schools, parks, walking paths, shopping, and everyday amenities, this welcoming Okotoks home combines thoughtful updates, comfortable living spaces, and outstanding functionality. Book your private showing today and experience everything

this beautiful home has to offer!