



GRASSROOTS
REALTY GROUP

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13 Cimarron Springs Court
Okotoks, Alberta

MLS # A2345007



\$849,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Furniture can be negotiated.

Welcome to 13 Cimarron Springs Court-an exceptional family home tucked away on a quiet cul-de-sac in the desirable Cimarron Neighbourhood. Set on an impressive 5555 sq ft. pie shaped lot this beautifully designed 2 storey offers over 2300 sq. ft above grade, a fully finished basement, and an abundance of space for the whole family. Step inside to a spacious foyer with a dedicated main floor office/den, perfect for working from home or creating a quiet retreat. The main living area is bright and inviting, with tall ceilings a stone-surround gas fire place, hardwood floors and an open concept layout designed for both relaxed family living and entertaining. The impressive kitchen features granite countertops, stainless steel appliances, a large centre island and corner pantry, flowing seamlessly into the generous dining area with access to the backyard. Upstairs, a spacious bonus room provides the perfect second living space, while the thoughtfully planned bedroom layout offers privacy for everyone. The primary retreat is generously sized and features a large walk-in closet and beautiful ensuite with dual sinks, a soaker tub and separate shower. Convenient upper-level laundry and additional bedrooms complete this level. The fully finished basement adds even more flexibility with a large recreation/theatre room, 2 more bedrooms and a 3pc bathroom. Outside, the oversized pie-shaped backyard is where the property truly shines, offering plenty of room to garden, play and entertain on the large low maintenance deck. With a double attached garage, generous parking, an oversized lot and quiet location this is a home designed for growing families and making memories. Located close to schools, parks, pathways, shopping and everyday amenities 13 Cimarron Springs Court is the home you have been waiting for. So call your favourite realtor and plan to see this gem before

its to late.