



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Cimarron Springs Court
Okotoks, Alberta

MLS # A2347349



\$855,000

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Garden, Lawn, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Floating Shelves

Looking for that perfect turnkey stunning property, this property has it all. Walk in to the front door and notice the tall ceilings, quartz counter tops and living space with both a fireplace and built in shelves. The Kitchen is the perfect entertaining area with an island, updated soft closing cabinets, stainless steel appliances and under cabinetry motion lights with a walk through pantry, as well as a balcony off the dining area. Upstairs you will find the coziest south facing family room that lets in lots of natural lighting. The primary has a walk in closet, ensuite and a private balcony. The basement is a fully developed walk out with extra sound proof insulation, wash out tub and a patio. If you were still looking for more the back yard provides a serene garden and landscaping. Upgrades include a new Water tank (2 yrs ago), new Washer (2 years), New pot lights, AC, Gas BBQ hook up off main balcony and a water filtration system