



GRASSROOTS
REALTY GROUP

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226 Cimarron Drive
Okotoks, Alberta

MLS # A2348164



\$700,000

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Bungalow living with the space you've been looking for! Located in the established Okotoks community of Cimarron, this well kept home offers 2 bedrooms on the main floor plus 2 more downstairs. The bright, open main floor features vaulted ceilings, luxury vinyl plank flooring and a stone gas fireplace. The kitchen offers granite countertops, a large island, stainless steel appliances, corner pantry and under-cabinet lighting. A front flex room makes a great home office or den, while the spacious primary bedroom includes an ensuite with a separate shower and jetted tub. The fully developed basement has a tall ceilings, sunshine windows, in-floor heating, a large rec area, 2 bedrooms, a 3-piece bath and plenty of storage. Enjoy the covered west-facing front porch, spacious rear deck and beautifully landscaped yard with lower patio. Close to schools, parks, pathways, natural areas, shopping and everyday amenities.