



GRASSROOTS
REALTY GROUP

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2 Cimarron Grove Okotoks, Alberta

MLS # A2348819



\$614,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Some homes just have that "this is the one" feeling, and 2 Cimarron Grove Bay is one of them. Tucked on a quiet corner lot at the end of a cul-de-sac, this Cimarron Grove 2 storey has space for everyone and then some. Inside, the open main floor just flows! Curl up by the gas fireplace on chilly Alberta nights, gather the crew around the big kitchen island for after school snacks, and never run out of room again thanks to a walk-in pantry so big you might need a map. Stainless appliances, pot lights, and modern pendants keep things bright and fresh, while main floor laundry makes busy weeknights a little easier. Upstairs, the vaulted bonus room is ready for movie nights, Lego marathons, and lazy Sunday naps, and you can even spot the playground from the window. The primary suite is your peaceful retreat, with a rustic barn door, a walk-in closet, and an ensuite with a corner jetted tub made for bubble baths after bedtime. Two more bedrooms and a full bath round out the upper level. The unfinished basement is a blank canvas for the rec room, gym, or guest suite of your dreams, and it's already roughed in for a future bathroom, so half the planning is done for you. And the behind the scenes perks? Oh, they're good. Brand new A/C keeps you cool when those July heat waves roll in, a newer roof means peace of mind for years to come, and with TWO hot water tanks, nobody in this house draws the short straw on shower time. Outside, the two tier, maintenance free composite deck with deck lighting is basically summer headquarters, with room for BBQs, patio dinners, and s'mores under the stars, all overlooking a fully fenced yard where the kids and pup can run free. Add in the double attached garage, extra long driveway, and back lane access, and this home is as practical as it is fun. Just steps from parks, playgrounds, and pathways, with schools nearby and

Costco, Walmart, and Southbank shopping only minutes away, this one checks every box for family life in Okotoks. Homes like this in Cimarron don't wait around, so grab your favourite people and book your showing today. Your happy place is calling!