



GRASSROOTS
REALTY GROUP

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11 Cimarron Meadows Okotoks, Alberta

MLS # A2348975



\$635,000

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Stone
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Pantry, See Remarks, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

Welcome to this exceptional two-story home nestled within the beautiful community of Cimarron Meadows in Okotoks, offering a rare opportunity to own a property with unique potential. Beyond the standard features, you'll find an exceptional asset – a super rare 300 sq ft back yard studio currently being used as a licensed home business, offering its own separate entrance accessible via alley for customers, numerous windows, tall ceilings, heating, and a two piece bath. Situated within a cul-de-sac and boasting an irregular lot size of 5016 square feet, this detached house provides both privacy and charm. Step inside to discover 1427 square feet of living space, seamlessly blending comfort and functionality with laminate, stone, carpet, and linoleum flooring throughout. Four bedrooms and three and a half bathrooms, including a four-piece ensuite bath, cater to both family needs and guest accommodations. Below grade, a fully finished basement spanning 627 square feet provides additional living space, complete with a wet bar for entertaining and an inviting laundry room conveniently located on the main level. Outside, enjoy the patio, pergola, deck, and RV parking within a gated area, perfect for those who enjoy outdoor adventures. Double attached garage and total parking capacity for four vehicles, this home is exceptionally practical as well as beautifully presented. Close proximity to shopping, schools, parks, playgrounds, sidewalks, and street lights further enhance its appeal within this desirable community.