



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

62 Cimarron Springs Circle
Okotoks, Alberta

MLS # A2352975

\$739,900

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Level, Private, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pergola

Every now and then a house comes along that just has that special feeling of home...Welcome to 62 Cimarron Springs Circle. Conveniently located on a prime "west backyard" lot while offering an abundance of street parking and peekaboo views of the pond to the north. Notice the extra wide frontage as you pull into the drive way. The extended 24x24 garage will be sure to please providing space for your SUV or truck plus added storage. Step through the double doors into the front foyer , providing plenty of space to greet family and friends. Walk through to the functional family floorplan that includes a home office - perfect for work from home careers or home based businesses. The grand kitchen will be sure to impress with an expansive island, stainless appliances, large pantry , and so much storage. Settle into the cozy living room with a gas fireplace that sets the scene for warm movie nights and time spent with family. Bring your large furniture and large families and host them in this dining space. Enjoy entertaining guests while watching the kids play in the back yard through the large sunny windows. The back entrance is perfect for the busy families with a hallway style mudroom to store all the backpacks and coats. You will love the upper level of this home. HUGE bedrooms , loads of natural light, a large laundry room, and a primary suite you will never want to leave!! Step into the spa like ensuite and feel like you are in a resort. Tile floors, a deep soaker tub, large shower, and wall to wall mirror make exquisite this space timeless. Rarely do you see the kids bedrooms large enough to host king sized beds... such a treat this home has to offer. With Air conditioning, 4 bedrooms up, huge living spaces , a beautiful south yard, large deck spaces, steps to ponds, paths, shopping, large garage , and tucked away on a quiet street. Create the active family lifestyle that

Okotoks has to offer.