

13 Cimarron Grove Rise Okotoks, Alberta

MLS # A2160533



\$569,500

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting, Rectan		

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

Inclusions: N/A

*** OPEN HOUSE SATURDAY SEPT 14 12:00 - 3:00*** Discover your new home in the heart of Cimarron Grove, a family-friendly community with everything you've been searching for. This beautifully updated property radiates pride of ownership from the moment you step inside. As you enter the home you are greeted by an open concept floor plan sun-drenched with natural light reflected upon newly painted walls. The beautiful hardwood floor flows effortlessly throughout the main level. A lovely 3-sided fireplace provides distinction between living and dining areas creating an elegant ambiance for both rooms. The updated kitchen is a chef's delight with plenty of cupboard and counter space, complimented with a large raised eating bar and fantastic walk-in pantry. The back entry provides generous space for shoes and boots and convenient access to the powder room and the back yard. Experience newer carpet as you ascend upstairs. The primary bedroom boasts large windows, generous walk-in closet and a private 4-piece ensuite. The additional bedrooms are a nice size both with walk-in closets and they share the main bath. The partially finished basement is perfect for older kids to hang out and awaits your creativity! It features the laundry room, rough bath, newer H/E hot water tank and H/E furnace. Step outside to the low maintenance yard with a composite west-facing deck to enjoy the sunshine all day long. The double detached garage completes this perfect home. Conveniently located within walking distance to shopping, schools, and an array of amenities. This gem is ready for you to call home!