

100 Cimarron Grove Way
Okotoks, Alberta

MLS # A2162882



\$559,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Garage heater, 220 Plug In garage

*OPEN HOUSE SAT SEPT 21, 1-3PM**\$10,000 price improvement!** Welcome to this fully developed family home with a double attached garage, located on a quiet street in Cimarron Grove. A perfect opportunity for first time buyers, investors, or right sizers. As you enter, you'll be greeted by a large front foyer featuring hardwood floors throughout the main level. The heart of the home is the open-concept kitchen and living area. The kitchen has an abundance of cabinetry, generous counter space, and a breakfast bar. The adjacent living room is highlighted by a gas fireplace. Main floor laundry, a spacious pantry, and a powder room finish off the main floor. The dining area transitions to the home's standout feature—a massive covered patio. Spanning the width of the home and is equipped with a gas line, Duradek flooring, skylights, and pot lights, allowing for year-round enjoyment. The south facing backyard, with no neighbors behind, offers ample space for outdoor activities and privacy. Back inside and upstairs the primary bedroom is complete with a walk-in closet and ensuite with a large tiled shower. Two additional bedrooms and a full bathroom up, ensuring plenty of space for the entire family. The fully developed basement is a versatile space, featuring a large rec room, an additional bathroom, and extra storage space. The double attached garage is equipped with 220V wiring, heating, and insulation. Additional comforts include central air conditioning and a water softener. This home is conveniently located just steps away from parks, shopping, schools, and the scenic river valley, making it an ideal choice for those seeking both convenience and community. Don't miss this incredible opportunity to enter the Okotoks market with a home that offers exceptional value in a highly sought-after price range.