

175 Cimarron Grove Crescent  
Okotoks, Alberta

MLS # A2164050



## \$525,000

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Other, Private, Rectang		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Cabinetry/Shelving in Laundry Room

\*\*\*OPEN HOUSE SATURDAY, SEPTEMBER 21 from 12:00-3:00PM!\*\*\* WOW! Welcome to 175 Cimarron Grove Crescent! This pristine bi-level home boasts 1,689 square feet of fully-developed living space with three generously sized bedrooms and two full bathrooms. Recent upgrades include new asphalt shingles (2023), central air conditioning (2022), a high-efficiency furnace (2015), a hot water tank (2018), central vacuum system (2008), two natural gas fireplaces, elegant bamboo hardwood floors, and select stainless steel appliances. The fully-fenced, private yard provides a tranquil retreat with a two-tiered deck, immaculate landscaping, and mature trees. Pride of ownership is evident in this mint-condition home! Walking distance to schools, shopping/retail, restaurants, and the extensive Cimarron park/pathway system! Don't miss out on this incredible property! Call now!