



GRASSROOTS
REALTY GROUP

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**216 Cimarron Court
Okotoks, Alberta**

MLS # A2225443



\$637,500

Division:	Cimarron Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Flood Plain, Fruit Trees/Shrub(s), Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: Greenhouse, drip irrigation system, TV in rear family room, electric fireplace and mirror above, attached shelving in furnace room, attached shelving in workshop, workshop heater

Gorgeous 4 bedroom bungalow situated close to the sheep river escarpment on a quiet cul de sac with a heated workshop. Rarely do homes come on the market that have an awesome 20ft x 14ft heated shop, as well as an attached double car garage! This great bungalow has a fabulous front porch - perfect for relaxing in the shade! Step inside this beautifully presented home and you will be welcomed with gleaming hardwood floors. The spacious living/dining benefits from a lovely bay window overlooking the front yard and a gorgeous fireplace. The bright and airy kitchen has a large island, stainless steel appliances, new dishwasher and white cabinets. There is also a great family room that overlooks the south facing backyard. On the main floor there are 2 good sized bedrooms, the master features dual closets and a 3 piece ensuite with large vanity and shower. Completing this level is a 4 piece family bathroom and a laundry. The fully finished basement has a massive family/games room. There are 2 more good sized bedrooms in the basement and a 4 piece ensuite with a linen closet. There is also a large storage room with built in shelving. Did I mention the water softener and central vac? In the south facing backyard is a greenhouse and a drip irrigation system on a timer. The fabulous 20ft x 14ft heated workshop has a wood floor, an air compressor and a workbench - perfect for the woodworker or DIY enthusiast! This home is located just a few steps from the walking path system and has a lovely double attached garage too! Don't miss out on this lovely home! View 3D/Multi media/Virtual Tour!