



GRASSROOTS
REALTY GROUP

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**105 Cimarron Park Circle
Okotoks, Alberta**

MLS # A2227289



\$675,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Dog Run Fenced In, Private		

Heating:	In Floor, Electric, Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: Call seller directly

Click brochure link for more details. Located in the desirable community of Cimarron Park, this well-maintained home sits across from open parks and pathways, offering a peaceful and family-friendly setting. Conveniently close to schools, shopping, and essential amenities, it's an excellent location for families. Main Floor: The main floor features a spacious entryway leading to a comfortable living room with a gas fireplace. The kitchen includes heated tile floors, oak cabinetry, a large island, and a walk-through pantry. A bright dining nook overlooks the backyard. Upper Floor: Upstairs, you'll find a large bonus room, a primary bedroom with a walk-in closet and ensuite bathroom, plus two additional bedrooms and a full bathroom. Lower Level: The fully finished lower level offers extra living space with a recreation room and a fourth bedroom. Garage and Yard: The attached garage is drywalled and plumbed with gas, ready for a heater installation. The backyard is private and fully fenced, featuring a spacious cedar deck and a storage shed. A large dog run along the side of the house, complete with a doggy door leading to the garage, is perfect for pet owners. Recent Updates: • Roof (2013) • Paint (2024) • Light Fixtures (2024) • Kitchen Appliances (2021-2023)