



GRASSROOTS
REALTY GROUP

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**16 Cimarron Crescent
Okotoks, Alberta**

MLS # A2232756



\$649,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam, Stone, Vinyl Siding, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Both Fridges / freezers in the garage are negatable.

Welcome to the beautiful and very well-established community of Cimarron in Okotoks! A versatile, family-oriented community that truly offers something for everyone—all set against the stunning backdrop of the Sheep River Valley and Rocky Mountains. Tucked into the heart of the sought-after Cimarron community you'll find this well-maintained 2277 total sqft front drive garage, 4-bedroom, 2 $\frac{1}{2}$ bathroom home that offers the perfect blend of family-friendly living, everyday comfort, outdoor living, and easy access to everything you need just minutes away. With a bright, inviting main floor with large windows, a cozy gas fireplace, AIR CONDITIONED, and a spacious living and dining area, and a nice sized kitchen, this home is perfect for both family gatherings, relaxing evenings, and casual entertaining. A fully fenced landscaped backyard offers room to play, garden, or simply enjoy the quiet surroundings. All set and ready for summer barbecues, future hot tub fun, a firepit nights! All you need to maximize your outdoor enjoyment this summer and summers to come! The double front-attached garage offers plenty of room for vehicles, bikes, toys, and extra storage as needed. Also comes with a side man door that gives easy access to the side and back yards for maintenance convenience. With the very close proximity to multiple top-rated schools, St. Mary's, St. John Paul II, Foothills Composite High makes this location ideal for families. Residents enjoy quick access to big-box retailers (Costco, Home Depot, Walmart), grocery stores (Sobeys, Safeway), restaurants, pubs, banks, cafes, and ALL AMENITIES, along with easy Calgary access and commute-friendly drives, with quick connections to Highway 2A. Outdoor enthusiasts will LOVE the meandering trail systems, parks, playgrounds, and river access that all encourage walking, biking, and

active living along the beautiful Sheep River. Whether you're a young family, a couple upsizing from a starter home, or simply looking for that right sized space with thoughtful design, this Cimarron property checks all the boxes. It's move-in ready, well cared for, and in a location that supports both quiet living and daily convenience. Connect with your favorite realtor and book your showing today!