



GRASSROOTS
REALTY GROUP

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16 Cimarron Crescent
Okotoks, Alberta

MLS # A2232756



\$634,900

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 Paneling	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, sought-after Cimarron community where you'll find this well-maintained 2277 total sq ft front drive garage, 4-bedroom, 2 $\frac{1}{2}$ bathroom home. With a bright, inviting main floor with large windows, a cozy gas fireplace, AIR CONDITIONED spacious living and dining area, and a bright kitchen with new stainless steel appliances. Other stress relieving improvements include a new roof, eavestroughs, garage door accessories, furnace, air conditioner, and hot water tank. A fully fenced landscaped backyard offers room to play, garden, or simply enjoy the quiet surroundings! The double front-attached garage offers plenty of room for vehicles and extra storage. It also comes with a side man door that gives easy access to the side yard (for a future dog run?) and back yard for maintenance convenience. Within easy walking distance of THREE top-rated schools (St. Mary's, St. John Paul II & Foothills Composite High) makes this location ideal for growing families. Residents enjoy quick access to big-box retailers (Costco, Home Depot, Walmart), grocery stores (Sobeys, Freshco, Save On Foods), restaurants, pubs, banks, cafes, and ALL AMENITIES, along with easy Calgary access. Whether you're a young family, a couple upsizing from a starter home, or investing in a cash positive rental, this Cimarron property checks all the boxes. It's move-in ready and well cared for, so connect with your favorite realtor and book your showing today!