



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**450 Cimarron Circle  
Okotoks, Alberta**

**MLS # A2237942**



**\$754,800**

<b>Division:</b>	Cimarron Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Dry Bar, Kitchen Island, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** shed

Welcome to this beautifully renovated, Air conditioned, fully finished home located on a quiet street close to schools, shopping and walking paths. As you drive up to the home you will love the cute front porch and the great curb appeal. Step inside to be greeted by Luxury vinyl plank flooring and an open to above entrance. On this floor is a useful front office - perfect for those who work from home! The spacious living room has a gas fireplace and overlooks the backyard - a great place to relax after a long day! The kitchen features a large central island, quartz counters, upgraded appliances including a gas stove, corner pantry and updated cabinets. There is a great breakfast nook with a bay window and door leading onto the covered, screened deck - meaning you can dine outside this summer without any bugs annoying you! Entertain in the large formal dining room with recessed ceiling. Completing this main floor is a renovated 1/2 bath and a large mudroom with lockers. Did I mention the garage has in floor heating? Upstairs are 3 good sized bedrooms and a fabulous laundry room with sink. The spacious primary bedroom has a fabulous, fully renovated ensuite which has a large tiled shower, stand alone tub and a double vanity with quartz counters. Did I mention the walk-in closet with built-in organizers? Completing this floor is a 4 piece family bathroom with a large vanity with quartz counters. In the fully finished basement is a huge family/games room with LVP flooring and a dry bar area. Bedroom #4 has a built-in desk and there is a 3 piece modernized bathroom with a corner tiled shower. Other updates in the home include triple pane windows (25 year transferable warranty!), new doors and hardware, smart lights in basement rec room and living room, newer HE furnace, All poly B inside the home has been changed to PEX, light fixtures, paint etc.

Spend summer in the fabulous West facing yard with a gas line run to both the patio and the deck.....also there is potential for RV parking as there is a back lane. Don't miss out on this fabulous home in a great location. [View 3D Tour/Virtual Tour/Multimedia.](#)