



**GRASSROOTS**  
REALTY GROUP

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**90 Cimarron Trail  
Okotoks, Alberta**

**MLS # A2238185**



**\$399,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

AMAZING LOCATION...Close to schools, shopping & urgent care, this beautiful, this 1337 sq ft, 3 bedroom townhouse has to be seen ! The main floor has an open theme with the kitchen, dining area & living room all flowing together as well as a 2 pc. bath and garage access. Upstairs you'll find 3 bedrooms, including the huge primary bedroom along with a family 4 pc. bath. The basement level is partially finished and awaiting your ideas !! You'll also find a insulated & drywalled, front, single garage and a beautiful patio at the back.