



GRASSROOTS
REALTY GROUP

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**143 Cimarron Grove Circle
Okotoks, Alberta**

MLS # A2238300



\$619,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

****ADDITIONAL PHOTOS COMING SOON**** Welcome home to this charming 3 bedroom, 2.5 bathroom home located in the highly desirable community of Cimarron in Okotoks. Situated on a quiet, family friendly street, this well maintained property features a bright, open concept wrap around main floor with a functional layout perfect for family living. The kitchen offers ample counter space, modern cabinetry, and a cozy dining area that flows into the spacious living room — ideal for entertaining or everyday comfort, there is a secondary family room area as well which can be used as an additional dining area, office space or family room as desired. Upstairs, you'll find three generous bedrooms, including a primary suite complete with a 4-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom plus a sizeable bonus room complete the upper level. Additional features include a double attached garage, beautiful backyard and deck for outdoor entertaining with lane access, and a main floor powder room. This home is move-in ready with great potential for future basement development. Located in Cimarron, one of Okotoks' most established and master built communities, this home is just minutes from walking trails, schools, shopping, restaurants, parks, and the Sheep River pathway system. Easy access to Highway 2A makes commuting to Calgary incredibly convenient as well. Don't miss your chance to own this beautiful gem of a home. **VIEW TODAY!**