



GRASSROOTS
REALTY GROUP

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**303 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2240431



\$489,900

Division:	Cimarron		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to this inviting bi-level home featuring vaulted ceilings and a bright, open-concept design. The main floor is filled with natural light, showcasing a spacious living area and a functional kitchen complete with a corner pantry, new stove and 2 yr old dishwasher. The upper level offers two generously sized bedrooms, including a primary suite with a 4-piece ensuite and a large walk-in closet. Downstairs, the fully finished lower-level impresses with high ceilings, large windows, and a massive family room. You'll also find two additional bedrooms, a large laundry room, and ample space for guests or a home office. Outside, enjoy off-street parking for two vehicles, alley access, and a great location close to local amenities. This well-maintained home has a new hot water heater, the roof is only 5 years old, and it is move-in ready. Did I mention it's a detached home under 500k?