



GRASSROOTS
REALTY GROUP

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**169 Cimarron Drive
Okotoks, Alberta**

MLS # A2242495



\$725,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Charming residence nestled beside a stunning green space that features playing fields, a toboggan hill, a playground, a serene pond, and pathways leading directly to an elementary school and various amenities. This nearly 2000 sq ft home showcases upgraded hardi board siding, a freshly painted interior, a newer roof and additional windows that invite plenty of natural light and offer exceptional views. Step into the home from the welcoming verandah, through the tiled foyer, and into the expansive and bright living room, complete with a cozy gas fireplace. The kitchen boasts an island, upgraded appliances, and opens to a vaulted nook/dining area that overlooks the spacious backyard, which includes a composite deck, stone patio, and pool which all sides onto greenspace! Upstairs, you'll find a generously sized bonus room with a vaulted ceiling, a large and bright master bedroom featuring a walk-in closet, ensuite bathroom with new floors, and soaker tub, along with two additional well-sized bedrooms and another full bathroom. The fully finished lower level is perfectly designed to host a large movie room, a gym space, a 4th bedroom, and a 3 piece bathroom. Enjoy the comfort of this beloved home, perfectly situated in a fantastic neighborhood!