



GRASSROOTS
REALTY GROUP

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

53 Cimarron Meadows Close Okotoks, Alberta

MLS # A2242855



\$519,900

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in backyard and fridge and freezer in utility room. Remote for gas fireplace.

Welcome to this fantastic 3-bedroom home in the heart of Cimarron Meadows, offering exceptional value and functionality for first-time buyers. The main floor features a bright, spacious kitchen with brand-new granite countertops and all new appliances, overlooking the sunny, south-facing backyard. A flexible front room creates the perfect cozy book nook and includes a gas fireplace, while a welcoming living room and convenient 2-piece bath complete the main level. Upstairs, the generous primary bedroom features a walk-in closet, accompanied by two additional bedrooms and a full 4-piece bathroom. The fully finished basement offers even more living space complete with a bar area and 3-piece bathroom—ideal for extended family or guests. Step outside to enjoy the sunny, landscaped backyard, featuring a covered deck with glass railings—perfect for relaxing or entertaining. Gardeners will appreciate the raised garden bed and handy shed. The freshly painted front deck adds even more curb appeal, while off the back lane you'll find two parking spaces with room to build your future double garage. With recent updates including a new washer and dryer, granite countertops, New appliances(2024), HWT and Furnace(2023), Laminate Flooring(2024), Gas fireplace(2020) this home is ready for your final touches. Ideally located close to schools, parks, shopping, and more—don't miss the opportunity to make this wonderful property yours!