



GRASSROOTS
REALTY GROUP

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**66 Cimarron Drive
Okotoks, Alberta**

MLS # A2244487



\$599,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Hot Tub
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Welcome Home! Ideally located close to schools, shopping, and amenities, this immaculate bungalow offers the perfect blend of comfort and convenience. With 4 bedrooms and plenty of living space, it's ideal for families or those who love to entertain. The bright living room features beautiful hardwood floors and a cozy gas fireplace, flowing seamlessly into the dining room—perfect for hosting family gatherings. The kitchen is filled with natural light from the skylight and offers ample counter space, plenty of cabinetry, and newer appliances. Enjoy your morning coffee in the breakfast nook, which opens onto a private backyard oasis complete with mature trees, lush plantings, a hot tub, and a gas line on the deck for summer BBQs. The fully finished basement includes a large family room, an additional bedroom or office, and plenty of storage to keep everything organized. Recent upgrades add peace of mind, including a new furnace (2024), hot water tank (2021), and shingles (2016). Don't miss this fantastic opportunity—call today and Start Packing!