



GRASSROOTS
REALTY GROUP

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91 Cimarron Grove Close Okotoks, Alberta

MLS # A2256938



\$549,500

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,372 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Pie Shaped Lot		

Heating:	Central, High Efficiency, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Life's Better in Cimarron Grove ‐ Stylish 2 Storey with All the Perks This isn't just a house ‐ it's your new happy place. From the storybook front porch to the sun-filled backyard deck, this Cimarron Grove 2 storey has all the charm, style, and comfort you've been searching for. Inside, the layout just works ‐ a cozy living room with a stone fireplace, a kitchen that's as perfect for weeknight tacos as it is for wine nights with friends, and a dining space that begs for lazy Saturday brunches. Upstairs, the primary suite is your chill zone, while the finished basement adds space for movie marathons, game nights, or your own at-home gym. And the upgrades? Oh, they're good. A tankless hot water heater, a high-efficiency heat pump furnace, and full air conditioning ‐ so you'll be comfy year-round without sweating the bills. Outside, the private deck and gazebo are basically summer party central ‐ BBQs, cocktails, stargazing… you name it. Add in the alley access and extra parking, and this home is as practical as it is fun. Tucked into one of Okotoks' friendliest neighborhoods, just steps from parks, schools, shops, and coffee runs ‐ this one checks every box.