



GRASSROOTS
REALTY GROUP

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**22 Cimarron Crescent
Okotoks, Alberta**

MLS # A2261621



\$649,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,859 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Exceptional family home in Cimarron — 22 Cimarron Crescent. This attractive 2-storey single-family home (approx. 1,850 sq. ft. plus finished basement) features a front double-attached garage, open main floor with spacious living area, well-positioned dining space and a functional kitchen with granite countertops. The second floor offers an oversized bonus room with gas fireplace, a primary bedroom with 4-pc ensuite, two additional generous bedrooms and another 4-pc bath. The private backyard is ideal for gatherings — large wooden deck, mature apple tree, and front + back lane access (excellent for parking, toys or future garage/coach-house options). Located in the family-oriented Cimarron community with extensive pathways, nearby parks and direct access to the scenic Sheep River valley — walk-to-school convenience with several schools in the neighbourhood and quick access to Okotoks amenities and services. Pride of ownership shows throughout — ideal for growing families seeking space, functionality and excellent outdoor access. The roof was changed in this year and comes with a 20 years warranty that can be transferred to the new owner. Book your showing today.