



GRASSROOTS
REALTY GROUP

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54 Cimarron Trail Okotoks, Alberta

MLS # A2261880



\$599,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cimarron | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,878 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: N/A

Location location Locatio. Close to everything. 4 houses down from St. Marys school. A short walk to two others as well as Canadian Tire and the Walmart shopping center. Costco and walking trails. This family home with front Dbl attached garge ticks all the boxes. Back lane for more privacy. Not looking into others Yards, Quiet street. The home boast open plan with Island and fire plce trimmed with cerramic tile. Main floor Launtry including washer and Dryer front load. Main floor office/Den. the upper floor with Flex family room is huge and creates divided family space. The master bedroom has ensuite with Tub. His and hers closets. room for king bed. The other 2 bedrooms are a good size too, one accomidating a king size bed, Two full baths and a 2 pcs main Lever. Both upper baths include tubs. Hardwood floors and carpet on main floor. Did I mention Central Air. Water softner. The neighbours are awesome! will be misseed. The upper flex family room has a fire place as well. Kitchen has nice corner pantry, You better come look you won't be disapointed.