



GRASSROOTS
REALTY GROUP

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**64 cimarron grove Close
Okotoks, Alberta**

MLS # A2262455



\$510,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,453 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Home Projector Equipment		

Welcome to this beautifully appointed family home, perfectly nestled in the highly sought-after community of Cimarron Grove. This charming four-level split radiates warmth and character, highlighted by soaring vaulted ceilings that fill the main floor with natural light. The inviting living room flows effortlessly into a spacious dining area and a tastefully updated white kitchen featuring ample cabinetry, a large center island and a convenient walk-in pantry. Upstairs, discover a comfortable guest bedroom, a well-appointed 4-piece bathroom and a tranquil primary suite complete with space for a king-sized bed, a large closet and a private 4-piece ensuite with a jetted soaker tub. The walkout third level offers incredible versatility—perfect for a home theatre, home gym or recreation space—with direct access to the newly fenced backyard, ideal for entertaining or relaxing evenings outdoors. This level also features a convenient wet bar for added enjoyment. The fourth level expands your living space with a bright office or flex room, a practical laundry area, abundant storage and an oversized guest bedroom with a walk-in closet. Meticulously maintained and thoughtfully updated, this home showcases fresh paint, luxury vinyl plank flooring, a newer roof, central air conditioning and more. Ideally located within walking distance to parks, schools, and the vibrant Cornerstone Shopping District—with its fantastic mix of dining, shopping and everyday conveniences—this home perfectly blends comfort, style and lifestyle appeal.