



GRASSROOTS
REALTY GROUP

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**11 Cimarron Springs Circle
Okotoks, Alberta**

MLS # A2262540



\$839,000

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TN
Utilities:	-

Inclusions: N/A

OPEN HOUSE THIS SATURDAY OCT. 11th from 2-4 pm! Discover this stunning former show home in Cimarron Springs, ready for its new owners! Step through the elegant double front doors into a bright foyer that opens to a spacious, open-concept main floor. This level features a well-sized office, a cozy living room complete with a fireplace, and an expansive kitchen island surrounded by abundant cabinet space and luxurious quartz countertops, perfect for dining and entertaining. Venture upstairs to find a central bonus room, generously sized bedrooms, and a large bathroom. The master retreat serves as a peaceful getaway, boasting a tray ceiling and an exquisitely upgraded ensuite, along with a walk-in closet that conveniently connects to the laundry area. The walk-out basement, developed by the builder, is an entertainer's paradise, featuring an additional bedroom and bathroom. This well-cared-for home is packed with upgrades, including a full-wall built-in entertainment unit in the bonus room, ideal for family movie nights. Additional built-ins at the top of the stairs and in the ensuite enhance the home's functionality. The top deck offers ample space for outdoor dining and includes gas line hookups for your BBQ on the west-facing deck. With full fiber-cement siding, an exposed aggregate driveway and patio, air conditioning, and a walk-out basement that backs onto a scenic pathway leading to a pond, this home has it all. The fully insulated and heated garage features epoxy floors and a utility sink. This turn-key property is truly move-in ready!