



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**394 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2263407



\$699,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Vinyl Windows		

Inclusions: Basement Refrigerator, Garage Refrigerator

Quick Possession - Move In Ready - Updated and Upgraded 1975 square foot 2 storey fully developed walk out. Located on a small cul-de-sac off of Cimarron Boulevard, this home offers amazing convenience with close proximity to everything you may need. 3 bedrooms on the 2nd floor with the perfect bonus room gives you a ton of life style options and then the fully developed basement gives you even more to work with. The covered porch - off of the walk out basement creates a cottage like atmosphere that is nice and cool on the hot days, but a serene spot to sit outside when the rain falls. The 2 car garage gives you plenty of indoor parking space or storage, as well as a nice big driveway allows for even more parking. Welcome to the terrific community of Okotoks which offers a wide variety of diverse life style options with quick access to the Rocky Mountains, and plenty of local activities, shopping, restaurants, micro breweries, sports teams, and really fun and dynamic downtown core. This home along with the community with which it is located is the perfect place to call home.