



GRASSROOTS
REALTY GROUP

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125 Cimarron Rise
Okotoks, Alberta

MLS # A2264021



\$720,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: other attached storage in garage. Laundry room cabinets. Soffit lights. Pool and rink liner in shed. Storage shed can stay- but does not show on RPR. Electric garage heater. Garage fridge.

Beautiful Family Home on a Quiet Cul-de-Sac in Okotoks! Welcome to this stunning, fully finished home perfectly situated in a family-friendly cul-de-sac, tucked away from all the hustle and bustle of town. Sitting on an enormous pie lot, there's plenty of room for the kids to play, entertain friends, or simply relax and enjoy the peaceful surroundings. As you arrive, a charming wrap-around veranda sets the tone for this warm and inviting property. Step inside to find large windows flooding the home with natural light, and tasteful updates throughout, including fresh paint and newer flooring. The main level features a bright, open living area that flows seamlessly into the kitchen complete with stainless steel appliances — perfect for family meals and gatherings. Upstairs, you'll find a beautiful vaulted bonus room that's open to below, creating a spacious, airy feel. The primary bedroom is thoughtfully tucked away at the back of the home for added privacy, featuring plenty of closet space and a luxurious 5-piece ensuite. Two additional bedrooms and a full bathroom complete the upper level. The fully finished lower level includes an office space that could easily be converted into a fifth bedroom, an additional bedroom, a 3-piece bathroom, and a large family room with walkout access to the perfectly manicured backyard. Additional highlights include in-floor heat, air conditioning, trendy soffit lights, and pride of ownership throughout. This is the perfect place to call home — a quiet retreat with space to grow, play, and make memories in one of Okotoks's most welcoming neighbourhoods.