



GRASSROOTS
REALTY GROUP

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19 Cimarron Springs Way
Okotoks, Alberta

MLS # A2264288



\$738,500

Division:	Cimarron Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vaulted Ceiling(s)		

Inclusions: alarm system (no contract)

Pride of ownership in this inviting family home in the heart of Cimarron Springs! This home combines space, warmth, and comfort, perfectly designed for growing families. The open-concept layout makes everyday living easy and gatherings memorable, with the kitchen, breakfast nook, and living room all connected in one welcoming flow. The living room has a soaring ceiling and is bathed in sunshine! The cozy gas fireplace becomes a focal point on those cooler days. The kitchen features rich wood cabinetry, stainless-steel appliances, a gas cooktop, and a breakfast bar, ideal for morning coffee or after-school snacks. A front office with French doors offers a quiet place to work or study, while the practical main-floor laundry keeps the household running smoothly. Upstairs, there are four bedrooms, a must-have for growing families. The spacious primary suite includes a walk-in closet and ensuite with a soaker tub and separate shower. Three additional bedrooms and a full bath complete the upper floor, offering plenty of room for everyone. Downstairs, the large unfinished basement has 2 windows and roughed-in plumbing and is ready for your ideas- two more bedrooms, a family room or a home gym and a bathroom, the basement really is that large! Enjoy sunny afternoons in the south-facing backyard, set on a reverse pie-shaped lot that offers both privacy and play space. Ideally located close to parks, schools, and shopping, this home blends everyday convenience with small-town charm and with flexible possession, you could easily be settled in before Christmas.