



GRASSROOTS
REALTY GROUP

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**754 Cimarron Close
Okotoks, Alberta**

MLS # A2264411



\$669,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2001 (24 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		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelving in the garage, wall mounted bookshelves, garden shed, composter, rain barrels, basket ball net

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home, tucked away on a peaceful cul-de-sac in one of Okotoks' most desirable communities. From the moment you arrive, you'll be drawn in by the inviting front porch, perfect for your morning coffee or evening chats with neighbours. The bright and airy open-concept main floor is filled with natural light and features a freshly painted feature wall, cozy fireplace, and a spacious layout that's ideal for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances and seamlessly flows into the dining and living areas. A conveniently located laundry room with a brand new washer completes the main level. Upstairs, you'll find three generous bedrooms, including a primary suite with a relaxing soaker tub in the ensuite. Freshly cleaned carpets provide a clean, move-in-ready feel throughout. The fully developed basement adds even more functional living space with a large family room, a cozy office or den tucked behind a stylish barn door, and an additional bedroom. Outside you will find a private, fully fenced backyard, featuring a newly stained deck, patio area, and mature landscaping with established trees, including fruit trees and a garden. Additional highlights include a double attached garage with ample storage, nearby walking paths, a scenic pond, and open green spaces. You'll also love the close-knit feel of the neighbourhood, complete with annual block parties and a welcoming community spirit. This home offers the perfect blend of comfort, style, and location, all just minutes from schools, shopping, and amenities.