



GRASSROOTS
REALTY GROUP

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**409 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2269381



\$524,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,504 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: Built In Speakers in basement (as is-never used)

Welcome to this spacious 4 bedroom, 3 1/2 bathroom family home in Cimarron. This home features 1,504 sq ft above grade with a fully finished basement. Parking and storage is no problem with an oversized double detached garage with room for storage AND a workbench all located off the back alley. The main floor has tons of natural light and space, with a large family room and a cozy fireplace, adjacent to the kitchen and massive dining nook. Big kitchen island overlooks the backyard with spots at the lunch counter. The backyard is fully fenced with a new composite deck for the BBQ. On the second level you will find a big open landing and 3 large bedrooms with 2 bathrooms. The master suite includes an attached 4 piece ensuite that features a soaker tub and separate shower. All the bedrooms have upgraded closet built-ins that make storing the extra stuff a breeze. The basement is fully developed with a 4th bedroom and bathroom. Also featuring an additional family room that is set up perfectly for family time or an escape for the teenagers with a built in speaker system and built in wall units. Immediate possession is possible.