



GRASSROOTS
REALTY GROUP

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**113 Cimarron Grove Close
Okotoks, Alberta**

MLS # A2273223



\$600,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped, No Neighbours Behind, Rectangular Lot, Sloped Down		

Heating:	Baseboard, Forced Air, Natural Gas	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:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Not an Everyday Home… Something Truly Unique! Discover a property that breaks the mold. This 2-storey home offers 2,137 sq. ft. of total above-grade developed living space, including approximately 460 sq. ft. from the professionally developed conversion of the double attached front garage into an illegal suite with its own separate entrance. This versatile area features a second family room, bedroom, limited kitchenette, and a 3-piece bathroom – perfect for guests, extended family, or a private work or studio space, it can be for sure convert back to just a garage. The main level welcomes you with a spacious foyer and an open layout connecting the well-sized kitchen, bright dining nook, and inviting family room warmed by a fireplace. Upstairs you’ll find three comfortable bedrooms, highlighted by the primary suite complete with a large walk-in closet and 4-piece ensuite, along with another full 4-piece bathroom. The fully developed basement provides a generous rec/family room, a hobby room, and excellent storage options. A two-vehicle front driveway completes the exterior. A rare offering with impressive flexibility and value — call your agent today!