



**113 Cimarron Grove Close  
Okotoks, Alberta**

**MLS # A2273223**

**\$600,000**



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

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		
<b>Inclusions:</b>	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!