



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**155 Cimarron Grove Circle
Okotoks, Alberta**

MLS # A2274025



\$685,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: All in one Washer and Dryer

Welcome to 155 Cimarron Grove Circle, tucked away on a quiet street in the popular community of Cimarron. This well-designed 4-bedroom, 4-bathroom home offers the perfect blend of style and functionality. With real hardwood flooring, comfy carpet, and tiled bathrooms, this family home is sure to impress. The main floor features a bright, open-concept layout. The kitchen showcases maple cabinetry, Stainless steel appliances and a natural slate backsplash, flowing seamlessly into the inviting living room, complete with a cozy gas fireplace. A convenient 2-piece bathroom finishes off this level. Upstairs, the spacious primary bedroom includes a generously sized ensuite, creating a private retreat. Upper-floor laundry adds great convenience. 3 additional bedrooms, a bonus room/loft, and a 4-piece main bath complete the second level! The fully finished lower level offers even more living space with a large family room and another 4-piece bathroom. The heated double garage ensures year-round comfort. Outside, enjoy the sun on the large deck overlooking the ample pie-shaped yard—perfect for kids, gardening, or a future firepit area. With back-lane access, there's room to store extra toys if needed. This beautifully designed home also features central air conditioning, offering everything you need in a fantastic location.