

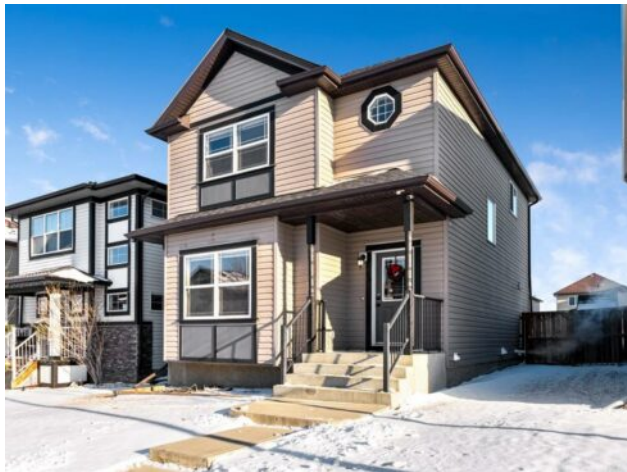


GRASSROOTS
REALTY GROUP

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**84 Cimarron Grove Close
Okotoks, Alberta**

MLS # A2275647



\$550,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,627 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Carport, Outside, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garden Shed, Carport		

This thoughtfully designed home offers nearly 2,350 square feet of fully developed living space and is ideally located on a quiet street in the family-friendly community of Cimarron. Upon entry, you're welcomed by soaring 9' ceilings, a spacious front foyer, gleaming new flooring, and stylish updated light fixtures. The inviting front living room is filled with natural light and features a three-sided fireplace that adds warmth and ambiance. Adjacent is the bright dining area. This seamlessly connects to the chef-inspired kitchen, complete with rich espresso cabinetry, gorgeous granite countertops, new stainless steel appliances, a tile backsplash, and a convenient corner pantry. This level also includes a tucked-away powder room and a rear mudroom area with direct access to the backyard—perfect for entertaining with a large deck, raised garden beds, and a carport. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and an expansive primary retreat. The primary suite is a true sanctuary, offering a large walk-in closet and a private 4-piece ensuite. The fully finished lower level expands your living space with a large rec room, a fourth bedroom, a 4-piece bathroom, a dedicated office, and a laundry room. Ideally located within walking distance to schools, parks, pathways, shopping, and professional services, this home offers both comfort and convenience. Schedule your private showing or view the virtual tour today.