



**155 Cimarron Grove Crescent
Okotoks, Alberta**

MLS # A2288872



\$525,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: Shed

Welcome to this beautifully maintained home, ideally situated on a quiet crescent in the sought-after, family-friendly community of Cimarron Grove. Offering charming curb appeal with a full-width front verandah, this home invites you in from the moment you arrive. Step inside to discover a bright and spacious main floor featuring 9’ ceilings with built-in speakers, modern décor, and a cozy gas fireplace with TV niche above. A large west-facing bay window fills the living room with natural light. The open-concept kitchen showcases flat panel maple cabinetry, tile backsplash, and seamless flow into the sunny dining nook with direct access to the backyard. A convenient 2-piece bath completes the main level. Upstairs, the primary bedroom offers a walk-in closet, while two additional bedrooms and a 4-piece bathroom provide comfortable space for family living. One of the standout features of this property is the side/separate entrance, which provides direct access to the fully developed basement, offering excellent flexibility for extended family, guests, or potential secondary living space which is AIRB&B friendly providing extra income! The lower level includes a spacious family room, a 3-piece bathroom, laundry and additional storage. With many upgrades including new flooring(2025), ROOF (2022), hot water tank(2022). Enjoy the fully fenced backyard complete with a deck, lower patio, and storage shed. Rear alley access leads to a two-car gravel parking pad, adding convenience and functionality. Located close to schools, parks, shopping, and all amenities, this home combines comfort, versatility, and an exceptional location. Book your showing today!