



**108 Cimarron Grove Circle  
Okotoks, Alberta**

**MLS # A2292242**



**\$575,000**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Shed

Fully finished and air conditioned, this move-in ready bungalow with an attached garage and 220V power is a rare find under \$600,000, as bungalows are hard to come by, especially ones offering this level of updates, functionality, and yard space at this price point. Inside, you're welcomed by vaulted ceilings and an open-concept layout with clear sightlines to the cozy fireplace, along with hard surface flooring throughout and no carpet anywhere. The kitchen features a large sit-up island, appliances replaced within the past couple of years, and French doors leading to a dedicated dining area, creating a functional yet inviting space for everyday living and entertaining. Down the hall is a full bathroom complete with a soaker tub and separate shower, including a convenient cheater door to the spacious primary bedroom showcasing a stylish feature wall, while a second bedroom completes the main level. The fully finished basement adds exceptional additional living space with two generous bedrooms, a large open recreation area perfect for movie nights or watching the game, and a beautifully updated bathroom with a tiled shower. One of the standout features of this home is the size of the fully fenced yard, offering plenty of room for kids, pets, gardening, or summer entertaining. Recent upgrades include a new garage door and opener, backyard sod, added sump pump, radon mitigation system, and newer washer and dryer. This is a fantastic opportunity to own a well-maintained bungalow with an attached garage and incredible yard space at an attractive price point. Contact your favourite Realtor today to book your private showing.