



**107 Cimarron Grove Circle
Okotoks, Alberta**

MLS # A2294347



\$660,000

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Double Garage Detached, Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Wardrobe Organizer in Master Bedroom, ceiling fans, garage remote(s), vice in the garage, gazebo

Welcome to this beautiful 4-bedroom, 2-storey home, perfectly located just steps from schools, shopping, and scenic walking paths. This property offers the rare bonus of two separate garages, both equipped with 220V power, with the rear garage being fully heated—an absolute dream for families, hobbyists, or anyone needing premium workspace and storage. This home has seen numerous recent upgrades providing both comfort and peace of mind. Enjoy year-round comfort with central air conditioning (2023), a new roof (2022), and a brand-new hot water tank (2026). The interior is enhanced with an LG washer with pedestal and elegant under-cabinet lighting in the kitchen. The exterior has been upgraded with durable rubber resurfacing on the driveway and front walkway/steps, adding both curb appeal and longevity. Step inside to find a fresh, modern feel with new paint throughout and new carpet in the basement, making this home truly move-in ready. The primary ensuite features a relaxing soaker tub, while the main floor is equipped with a built-in ceiling speaker system, perfect for entertaining or enjoying your favorite music throughout the space. Out back, you’ll love the low-maintenance composite deck, ideal for relaxing or hosting gatherings. Additional features include a water softener system for added everyday comfort. With thoughtful upgrades, functional space, and standout features like the dual powered garages, this home truly checks all the boxes.