



**40 Cimarron Grove Drive  
Okotoks, Alberta**

**MLS # A2297622**



**\$525,000**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** Window Blinds & Curtain Rods

Welcome to this charming and well-maintained 3-bedroom home in the desirable community of Cimarron. Perfectly situated right across from a park, this cute and inviting property offers a great blend of comfort, convenience, and a family-friendly setting. Inside, you will find a functional layout with 3 spacious bedrooms upstairs and a full bathroom, along with an additional half bath on the main level for everyday convenience. The bright and inviting living room creates a warm, welcoming space to unwind, while the spacious eat-in kitchen offers plenty of room for family meals and gatherings. The finished basement adds even more living space, complete with a half bathroom and a built-in bar, making it a great spot for entertaining or relaxing. The home has been well cared for and is in great condition, making it truly move-in ready. Located close to shopping, restaurants, and all the amenities Cimarron has to offer, this is a fantastic opportunity to enjoy a well-kept home in a highly convenient location.