



**145 Cimarron Grove Circle  
Okotoks, Alberta**

**MLS # A2297989**



**\$589,900**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<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>	Vaulted Ceiling(s)		

**Inclusions:** Gazebo, central vac and attachments, electric fireplace in bedroom, and workbench in basement

Welcome to this beautifully maintained 3-bedroom bungalow, ideally situated on a quiet, family-friendly street. From the moment you arrive, you'll appreciate the inviting curb appeal, highlighted by a brand new garage door and a spacious front deck—perfect for enjoying evening sunsets. Step inside to a bright and open living room featuring vaulted ceilings, hardwood flooring, and a cozy fireplace with mantle, creating a warm and welcoming atmosphere. The adjoining dining area is ideal for entertaining, while the home has been recently painted and enhanced with modern glass railings for a stylish, contemporary feel. The kitchen offers dark cabinetry, ample counter space, and a convenient dining nook, perfect for everyday meals. From here, step out onto the large back deck—perfect for summer BBQs—or relax under the gazebo for added shade and comfort. The primary bedroom is a true retreat, complete with an electric fireplace, walk-in closet, and a 4-piece ensuite with tiled flooring. Two additional bedrooms on the main level are generously sized and feature laminate flooring—there is no carpet in this home. A second 4-piece family bathroom with tile flooring completes the main level. The partially finished basement offers excellent potential, including a large bedroom with closet, a spacious family/games room, and a bathroom that is roughed-in with a tub and vanity (not yet connected). There is also a framed den/office space and a functional laundry room with washer, dryer, and sink. The double attached garage is insulated, features a man door to the exterior, and is equipped with a brand new garage door. This is a fantastic opportunity to own a well-cared-for family home with room to grow—don't miss your chance to view it today! View 3D/Multi Media/Virtual Tour.