



**37 Cimarron Trail  
Okotoks, Alberta**

**MLS # A2302223**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular L		

<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>	High Ceilings, Kitchen Island		

**Inclusions:** N/A

The well maintained home is located close to schools, shopping, and the river walking paths. The main floor features 9-foot ceilings, large windows for plenty of natural light, and a convenient main floor laundry. The kitchen is equipped with newer black stainless steel appliances, including a gas stove, over height cabinets, and lots of counter space. The home backs onto a schoolyard and greenspace providing open views, with a west-facing backyard to enjoy afternoon and evening sun. Step outside to a back deck, and included storage shed. Upstairs and living spaces are complemented by a partially finished basement, offering flexibility for future development or additional living space. Additional features include a reverse osmosis water system, water softener, and a double attached heated garage. The roof was replaced approximately 10 years ago. A solid home with a great location.