



**102 Cimarron Grove Circle  
Okotoks, Alberta**

**MLS # A2135761**



**\$686,205**

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island		

**Inclusions:** N/A

Come and explore this stunning three-bedroom home, boasting a fully finished two-storey layout and a heated double attached garage! The recently painted main floor offers ultimate convenience with laundry facilities, a mudroom, powder room, soaring 9 to 18-foot ceilings, a cozy fireplace, and an abundance of natural light streaming through ceramic tile and hardwood floors. The kitchen is a highlight, featuring a beautiful center island perfect for casual dining, upgraded lighting, and granite countertops. The spacious living room is complemented by a gas fireplace, while the dining area easily accommodates a hutch. Upstairs, you'll find more hardwood flooring, a generous master bedroom with a walk-in closet and luxurious five-piece ensuite, two additional bedrooms (one with its own walk-in closet), another full bathroom and has also been recently painted. Plus, enjoy breathtaking views from the bonus room! The finished basement adds even more living space with a family room, fourth bedroom, another full bathroom, and ample storage. Outside, the backyard is equipped with a large deck, rear lane access, a storage shed. Additional perks include central air conditioning, a water softener, water treatment systems, and a Vacu-flo system and roof in 2023.