

56 Cimarron Grove Way  
Okotoks, Alberta

MLS # A2213505



**\$557,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Washer/Dryer, Dishwasher, Oven, OTR microwave, Refrigerator, Window Coverings, TV mounts, Shelving, Curtain Rods, Garage Door Openers

This beautifully maintained 4-bedroom, 2.5-bathroom home offers 1825 sq ft of comfortable and stylish living space, perfectly situated close to schools, shopping, parks, and scenic walking paths. Imagine cozy evenings in the bright front living room, featuring a gas fireplace and custom built-in shelving, bathed in natural light from the west-facing windows. The open-concept kitchen is an entertainer's delight, boasting a functional island and ample workspace for busy family life. Upstairs, discover three generous bedrooms, including a serene master retreat with a large walk-in closet and custom shelving. The fully finished basement extends your living space with a spacious family room, an additional bedroom, and plenty of storage. Step outside to enjoy the beautiful tiered deck with an attached gazebo &ndash; perfect for family BBQs and outdoor relaxation &ndash; or unwind on the charming covered front veranda. With the added comfort of central air conditioning and recent updates including new shingles, flooring, and paint, this home is truly move-in ready. The convenience of a double detached insulated garage completes this exceptional family package. Don't miss the opportunity to make this Okotoks gem your own!