

## 88 Cimarron Grove Close Okotoks, Alberta

MLS # A2225780



# \$520,000

<b>Division:</b>	Cimarron Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Closet Organizers, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully presented 3 bedroom home located on a quite cul de sac, just a short walk to the playground, park and shopping. This home benefits from new flooring throughout, new appliances and has been freshly painted so it shows beautifully. As you enter the home you will be impressed with the vinyl plank flooring and abundance of natural light. The spacious living room overlooks the front yard and is a great place to relax after a long day! Entertain the the good sized dining area or step out onto your East facing deck for a BBQ. The kitchen has dark cabinets, new stainless steel appliances, lots of counterspace, a central island and a pantry. Completing the main floor is a half bath. Upstairs are 3 good sized bedrooms, all of which have new carpet. Completing this level is a 4 piece bathroom with new vinyl plank flooring. The laundry is in the basement, which is unfinished and waiting for your ideas. Enjoy morning coffee on the East facing deck which overlooks the fully fenced yard - great for families or pets! This home is ready for you to move in an enjoy! View 3D/Multi media/Virtual Tour.