

\$559,000 - 100 Cimarron Grove Way, Okotoks

MLS® #A2162882

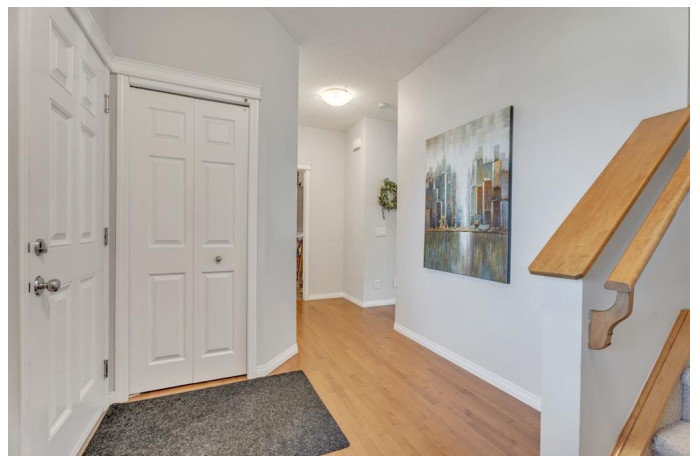
\$559,000

3 Bedroom, 4.00 Bathroom, 1,315 sqft

Residential on 0.11 Acres

Cimarron Grove, Okotoks, Alberta

Welcome to this fully developed family home with a double attached garage, located on a quiet street in Cimarron Grove. A perfect opportunity for first time buyers, investors, or right sizers. As you enter, you'll be greeted by a large front foyer featuring hardwood floors throughout the main level. The heart of the home is the open-concept kitchen and living area. The kitchen has an abundance of cabinetry, generous counter space, and a breakfast bar. The adjacent living room is highlighted by a gas fireplace. Main floor laundry, a spacious pantry, and a powder room finish off the main floor. The dining area transitions to the home's standout feature—a massive covered patio. Spanning the width of the home and is equipped with a gas line, Duradek flooring, skylights, and pot lights, allowing for year-round enjoyment. The south facing backyard, with no neighbors behind, offers ample space for outdoor activities and privacy. Back inside and upstairs the primary bedroom is complete with a walk-in closet and ensuite with a large tiled shower. Two additional bedrooms and a full bathroom up, ensuring plenty of space for the entire family. The fully developed basement is a versatile space, featuring a large rec room, an additional bathroom, and extra storage space. The double attached garage is equipped with 220V wiring, heating, and insulation. Additional comforts include central air conditioning and a water softener. This home is conveniently located just steps away from parks, shopping,



schools, and the scenic river valley, making it an ideal choice for those seeking both convenience and community. Don't miss this incredible opportunity to enter the Okotoks market with a home that offers exceptional value in a highly sought-after price range.

Built in 2006

Essential Information

MLS® #	A2162882
Price	\$559,000
Sold Price	\$550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,315
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	100 Cimarron Grove Way
Subdivision	Cimarron Grove
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0A6

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,
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	Skylight(s), Storage, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard, Lighting, Playground, Private Yard, Storage
Lot Description	No Neighbours Behind, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 9th, 2024
Days on Market	33
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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