



# 100 Cimarron Grove Way Okotoks Alberta

\$559,000

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. (id:6769)

3pc Bathroom 5.42 Ft x 7.67 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 9.08 Ft x 13.67 Ft

Bedroom 8.83 Ft x 11.58 Ft

Primary Bedroom 12.58 Ft x 11.08 Ft

4pc Bathroom 8.00 Ft x 5.17 Ft

Recreational, Games room 21.92 Ft x 13.08 Ft

Furnace 9.42 Ft x 5.42 Ft

2pc Bathroom 7.42 Ft x 2.92 Ft

Dining room 8.33 Ft x 7.58 Ft

Foyer 9.17 Ft x 8.00 Ft

Kitchen 8.33 Ft x 8.92 Ft

Laundry room 5.92 Ft x 8.50 Ft

Living room 14.67 Ft x 13.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Storage** 4.67 Ft x 4.50 Ft