



## 34 Cimarron Grove Way Okotoks Alberta

\$499,900

Don't miss out on this rare chance to own a detached home in Okotoks for under \$500,000! Located in a welcoming, family-friendly neighborhood, this home is just steps away from parks, playgrounds, and scenic walking trails along the river valley. Plus, schools are within walking distance, making it a perfect spot for families. Step inside to find a freshly painted home with a spacious front living room featuring hardwood floors and large windows that flood the space with natural light. The kitchen is roomy and functional, with a designated dining area, plus a convenient powder room on the main level. You'll love the easy access to the back deck and a large yard, offering ample space to build a garage with alley access. Upstairs, you'll find three bedrooms and a full bathroom. The basement is already framed and ready for your finishing touches, with rough-in plumbing and laundry in place - a huge bonus for those looking to customize the space. Shingles replaced fall 2023. Whether you're a first time buyer or seeking a solid investment property, this is a fantastic opportunity. Act fast - homes at this price point don't come around often! Check out the virtual tour. (id:6769)

Bedroom 9.75 Ft x 11.67 Ft

Bedroom 9.42 Ft x 11.92 Ft

Primary Bedroom 12.00 Ft x 11.42 Ft

4pc Bathroom Measurements not available

Dining room 12.00 Ft x 8.08 Ft

Kitchen 16.58 Ft x 9.92 Ft

Living room 15.00 Ft x 14.08 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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