

80 Cimarron Trail Okotoks Alberta

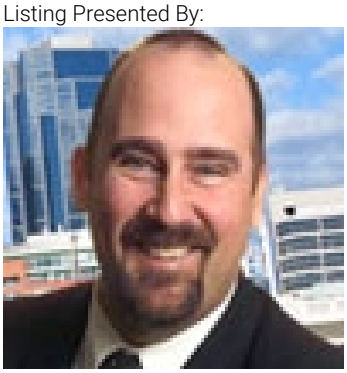
$364,900

OPEN HOUSES THIS WEEKEND - November 14th & 15th - Welcome to 80 Cimarron Trail, perfectly situated in the heart of Okotoks, on a quiet residential street, within walking distance to major box brand retail stores, grocery shopping and multiple schools. BONUS Features include the convenience of an ATTACHED garage, keeping your vehicle protected from the elements, making those cold winter mornings that much more enjoyable and further value and peace of mind, both the furnace and hot water tank have been replaced since 2022. The Main Level features an inviting open-concept layout, with the Kitchen, Dining area and Living Room seamlessly connect, creating a bright and functional space where everything is within easy sight and reach. At the center of the home lies the kitchen complemented by stainless steel appliances and an eating bar to entertain guests. The Upper Level hosts 3 bedrooms, including a Primary Suite with dual closets and a 3-piece ensuite with 2 additional bedrooms and a full 4 piece bathroom brings the upper level together. The unfinished basement, with laundry already in place and a working wet sink, presents an open canvas for future development and the opportunity to add value and living space to suit the next owner's needs. Offered at an accessible entry-level price point, this property is well suited to first-time and growing-family buyers, as well as investors seeking to expand their portfolio. Residents can enjoy quick access as the Cornerstone Shopping Centre, including Walmart, Sobeys, Canadian Tire, bank and a wide selection of restaurants and retail, along with several elementary schools and Okotoks Composite High School are all walking distance. A rare opportunity to secure a centrally located home in one of Okotoks' most convenient settings. Call Today for your Private Tour. (id:6769)

Furnace 12.42 Ft x 5.75 Ft
Foyer 4.50 Ft x 4.50 Ft
Kitchen 9.75 Ft x 7.08 Ft
Living room 19.17 Ft x 10.42 Ft
2pc Bathroom 7.17 Ft x 2.92 Ft
Dining room 11.75 Ft x 9.33 Ft

Primary Bedroom 16.67 Ft x 10.83 Ft
3pc Bathroom 9.00 Ft x 4.92 Ft
Bedroom 10.42 Ft x 9.33 Ft
Bedroom 9.50 Ft x 8.33 Ft
4pc Bathroom 9.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Sotheby's International Realty Canada

https://sothebysrealty.ca/en/brad-kjemhus/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca