

# \$525,000 - 74 Cimarron Grove Drive, Okotoks

MLS® #A2215895

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.09 Acres

Cimarron Grove, Okotoks, Alberta

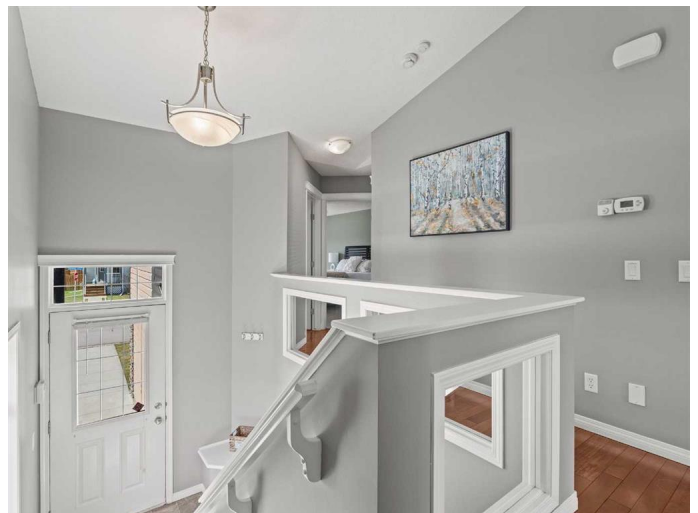
OPEN HOUSE THIS SATURDAY MAY 3rd from 2-4pm! Welcome to this charming bi-level home, spanning 1,086 square feet and constructed in 2007, is an ideal choice for a young family. It features stunning maple hardwood flooring throughout. The inviting living room includes a built-in entertainment unit framing a cozy gas fireplace. The open layout showcases vaulted ceilings in the living, kitchen, and dining areas. The kitchen is well-equipped with a corner pantry, sleek appliances, and an island that includes a raised breakfast bar. The spacious owner's suite measures 14'9"x15'10" and offers a generous walk-in closet along with a cheater bath featuring a jetted tub. The lower level is partially finished, with drywall already installed. One large bedroom is complete downstairs, along with a fantastic 4-piece bathroom that includes a corner soaker tub and a separate shower. There is a gas line ready for a fireplace in the lower level, as well as plumbing for a wet bar. The fully fenced backyard is sodded and includes a deck, a patio with a fire pit, and additional gravel for parking two vehicles. Call your favourite realtor for a showing today!

Built in 2007

## Essential Information

MLS® # A2215895

Price \$525,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,107       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 74 Cimarron Grove Drive |
| Subdivision | Cimarron Grove          |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S0A6                  |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 8             |
| Zoning         | TN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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