

\$499,900 - 48 Cimarron Grove Way, Okotoks

MLS® #A2215933

\$499,900

3 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.07 Acres

Cimarron Grove, Okotoks, Alberta

Welcome to this charming, air conditioned bi-level in the heart of the vibrant Cimarron community in Okotoks! Although this home is waiting for it's new owner to add their own finishing touches, this vacant 3-bedroom, 2-bathroom, detached home offers the perfect blend of comfort, family-friendly design and small-town charm. Step inside to a bright and spacious, open-concept main floor, featuring vaulted ceilings, updated lighting, LVP flooring and large windows for plenty of natural sunlight. The renovated kitchen has newer stainless steel appliances, updated solid surface countertops, under-mount lighting, a large island with a breakfast bar and new ample cabinetry for storage. The adjoining living area creates an inviting space for family gatherings or quiet evenings at home. The west facing, primary bedroom features a walk-in closet and access to the 4-piece bathroom. The additional main floor bedroom provides plenty of space for kids, guests, or a home office. Downstairs features a large family room with corner fireplace, full laundry room, a generously sized, West facing bedroom with large windows, 4-piece bathroom and walk-out door to the cozy, fully fenced back yard, perfect for enjoying summer night BBQs and sitting around a fire pit. This location is a gem with close access to parks and serene green space, walking paths and a perfect spot for outdoor activities. This home is minutes away from excellent schools, including Foothills Composite High School, John Paul Collegiate



Il Middle School and St. Maryâ€™s
Elementary School, as well as the scenic
Sheep River trails for walking, biking, or
running. Schedule your viewing today!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215933 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,014 |
| Acres | 0.07 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 48 Cimarron Grove Way |
| Subdivision | Cimarron Grove |
| City | Okotoks |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 2L9 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Dog Run, Private Yard |
| Lot Description | Back Lane, Back Yard, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 9 |
| Zoning | TN |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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