

### 47 Cimarron Grove Close Okotoks, Alberta

MLS # A2236736



## \$509,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,455 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Charming Cimarron 4 level split home. Tucked into the lovely and established community of Cimarron, this welcoming home offers the perfect blend of comfort and convenience. A/C was added (in 2022) and new hot water tank (May 2024)—just steps to shops, schools, and amenities. Inside, you’re greeted by soaring vaulted ceilings and a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas. The main floor features two bedrooms, including a primary suite with its own ensuite bathroom. The lower level walks out to the fully fenced backyard and rear parking and a great shed, making it ideal for easy indoor-outdoor living, this level is also has rough-in for a fireplace. The fully finished basement includes a spacious third bedroom, a full bathroom, and additional living space—perfect for guests, teens, or a home office. This level also includes a massive crawl space for storage. Whether you’re upsizing, downsizing, or seeking a smart investment, this home is move-in ready and ideally located in one of Okotoks’s most walkable neighbourhoods.