

# \$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

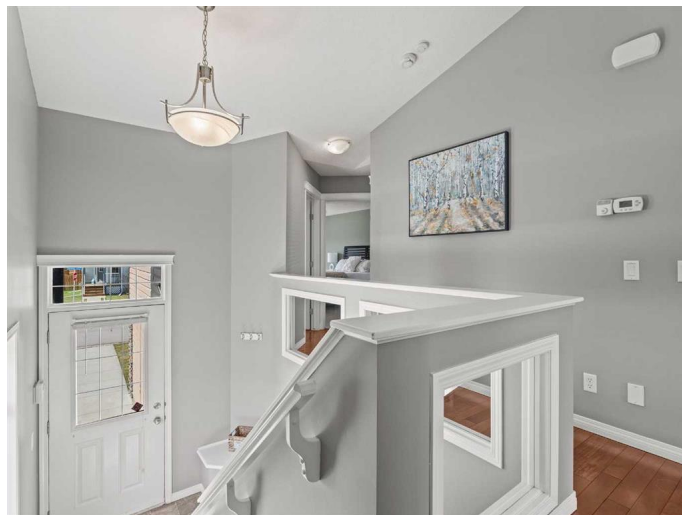
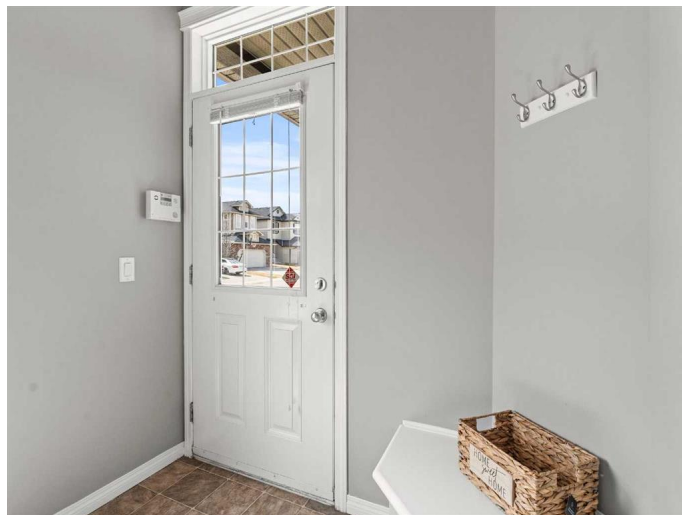
OPEN HOUSE THIS SATURDAY MAY 3rd from 2-4pm! Welcome to this charming bi-level home, spanning 1,086 square feet and constructed in 2007, is an ideal choice for a young family. It features stunning maple hardwood flooring throughout. The inviting living room includes a built-in entertainment unit framing 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	5
Zoning	TN

**Listing Details**

Listing Office	CIR Realty
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