

# \$540,000 - 141 Cimarron Grove Close, Okotoks

MLS® #A2219083

**\$540,000**

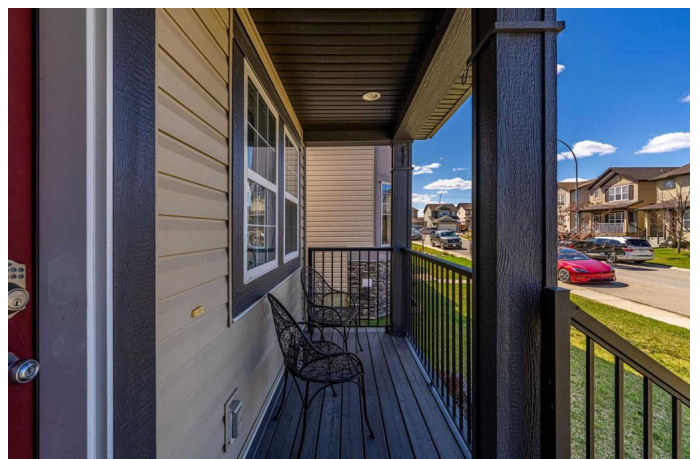
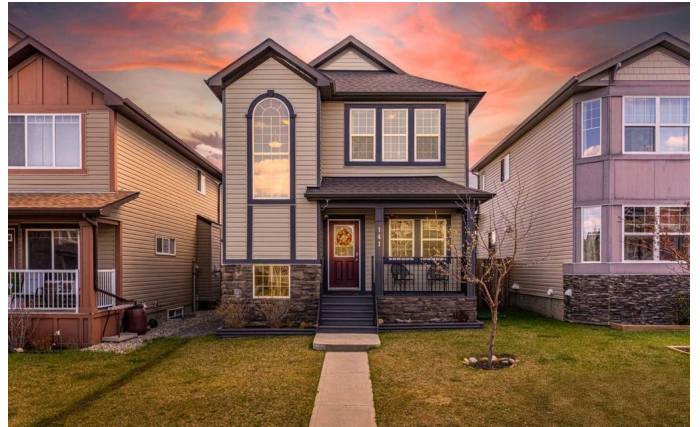
4 Bedroom, 3.00 Bathroom, 1,573 sqft

Residential on 0.08 Acres

Cimarron Grove, Okotoks, Alberta

Welcome to your next home in the vibrant South Okotoks community of Cimarron offering incredible value under \$550,000! This contemporary 2-storey blends comfort, space, and style on a quiet, family-friendly street, making it a smart choice for families, first-time buyers, or anyone looking for a move-in-ready home. From the charming west-facing front verandah to the bright, open main floor with 9 ceilings and hardwood throughout, this home impresses from the start. A front flex room adds versatility perfect as a home office, kids' playroom, or cozy lounge. The kitchen features maple cabinetry, granite counters, a raised eating bar, and stainless steel appliances, opening to a sunny breakfast nook and a huge backyard with a finished deck ideal for entertaining or unwinding. Upstairs, you'll find two spacious bedrooms and a 4-piece bath, plus a generous primary suite with its own ensuite, soaker tub, separate shower, and large walk-in closet. Stay comfortable year-round with central air conditioning already installed. The basement, with 9 ceilings, offers plenty of room to grow and customize to your needs. Located in sought-after Cimarron, you'll love being close to schools, parks, shopping, and walking paths all part of a warm, welcoming community. Whether you're upsizing, downsizing, or just starting out, this home offers space, quality, and exceptional value.

Built in 2010



## Essential Information

MLS® #	A2219083
Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	141 Cimarron Grove Close
Subdivision	Cimarron Grove
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0H6

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, 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	None
Lot Description	Back Lane, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	TN

**Listing Details**

Listing Office	Real Broker
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