

# \$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	1
Zoning	TN

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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