

# \$557,900 - 56 Cimarron Grove Way, Okotoks

MLS® #A2213505

**\$557,900**

4 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.07 Acres

Cimarron, Okotoks, Alberta

This beautifully maintained 4-bedroom, 2.5-bathroom home offers 1825 sq ft of comfortable and stylish living space, perfectly situated close to schools, shopping, parks, and scenic walking paths. Imagine cozy evenings in the bright front living room, featuring a gas fireplace and custom built-in shelving, bathed in natural light from the west-facing windows. The open-concept kitchen is an entertainer's delight, boasting a functional island and ample workspace for busy family life. Upstairs, discover three generous bedrooms, including a serene master retreat with a large walk-in closet and custom shelving. The fully finished basement extends your living space with a spacious family room, an additional bedroom, and plenty of storage. Step outside to enjoy the beautiful tiered deck with an attached gazebo – perfect for family BBQs and outdoor relaxation – or unwind on the charming covered front veranda. With the added comfort of central air conditioning and recent updates including new shingles, flooring, and paint, this home is truly move-in ready. The convenience of a double detached insulated garage completes this exceptional family package. Don't miss the opportunity to make this Okotoks gem your own!

Built in 2006

## Essential Information

MLS® #

A2213505



|                |             |
|----------------|-------------|
| Price          | \$557,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,308       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 Cimarron Grove Way |
| Subdivision | Cimarron              |
| City        | Okotoks               |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1S 2L9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other, Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 41               |
| Zoning         | TN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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