

# \$567,800 - 56 Cimarron Grove Way, Okotoks

MLS® #A2213505

**\$567,800**

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	\$567,800
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	8
Zoning	TN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.