

16 Cimarron Crescent Okotoks, Alberta

MLS # A2232756



\$634,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Cimarron | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,781 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Manufactured Floor Joist, Post & Beam, Stone, Vinyl Siding, Wood Siding | Zoning: | TN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: Both Fridges / freezers in the garage are negatable.

Welcome to the beautiful and very well-established, sought-after Cimarron community where you'll find this well-maintained 2277 total sq ft front drive garage, 4-bedroom, 2 $\frac{1}{2}$ bathroom home. With a bright, inviting main floor with large windows, a cozy gas fireplace, AIR CONDITIONED spacious living and dining area, and a bright kitchen with new stainless steel appliances. Other stress relieving improvements include a new roof, eavestroughs, garage door accessories, furnace, air conditioner, and hot water tank. A fully fenced landscaped backyard offers room to play, garden, or simply enjoy the quiet surroundings! The double front-attached garage offers plenty of room for vehicles and extra storage. It also comes with a side man door that gives easy access to the side yard (for a future dog run?) and back yard for maintenance convenience. Within easy walking distance of THREE top-rated schools (St. Mary's, St. John Paul II & Foothills Composite High) makes this location ideal for growing families. Residents enjoy quick access to big-box retailers (Costco, Home Depot, Walmart), grocery stores (Sobeys, Freshco, Save On Foods), restaurants, pubs, banks, cafes, and ALL AMENITIES, along with easy Calgary access. Whether you're a young family, a couple upsizing from a starter home, or investing in a cash positive rental, this Cimarron property checks all the boxes. It's move-in ready and well cared for, so connect with your favorite realtor and book your showing today!