

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

MLS® #A2219083

**\$540,000**

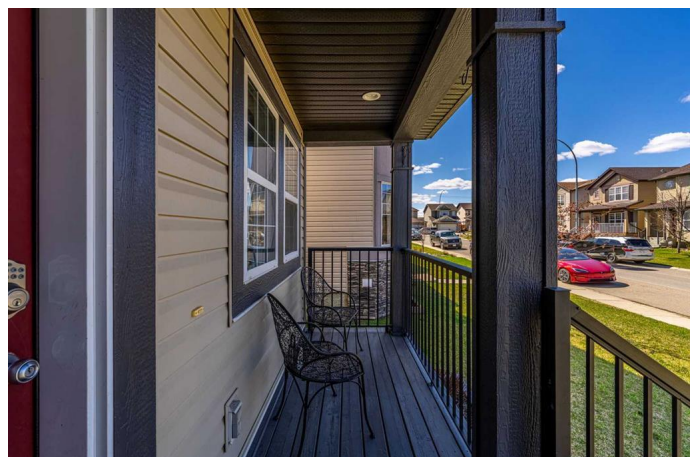
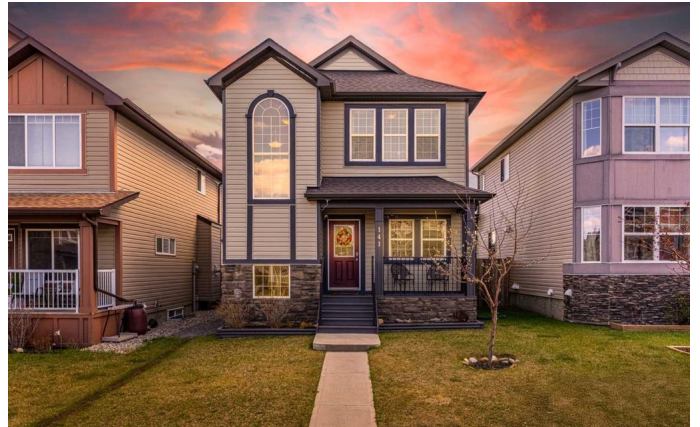
4 Bedroom, 3.00 Bathroom, 1,573 sqft

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 | 5             |
| Zoning         | TN            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.