

## 51 Cimarron Trail Okotoks, Alberta

**MLS # A2224535**



# \$649,000

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cimarron Park                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,818 sq.ft.                                                             | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Flag Lot, Landscaped, No Neighbours Behind |               |                   |

|                    |                                         |                   |    |
|--------------------|-----------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | TN |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Pantry |                   |    |

**Inclusions:** none

**OPEN HOUSE 2 August 2-4pm** This lovely 3-bedroom, 2.5-bathroom detached house is situated in the family-friendly community of CIMAARRON PARK offers easy access to parks, schools, and walking/biking trails. The vaulted entry way is bright and welcoming and as you enter into the open concept kitchen/living space, you will find a bright, updated, welcoming and functional kitchen with white cabinets, island, breakfast bar, pantry and newer appliances. Down the hall from the kitchen is the spacious mud room which is also the entry to the house from the garage. On the upper floor you'll find a large bonus room with high vaulted ceilings and large windows allowing all the natural light to come in. Upstairs are three good-sized bedrooms, the master suite has a 4 piece private ensuite and a walk-in closet. The two additional bedrooms are great for children, guests, or even a home office, offering flexibility to meet your needs. Upper floor laundry. The un-developed basement is ready for you to personalize to your needs, plumbed in for a bathroom and large windows that would allow for future development. The backyard is ideal for summer barbecues backing to school yard it's a lovely place to relax and enjoy. It features a raised deck, a ground-level patio, and two sheds for additional storage. The community of Cimarron has many well-maintained parks, convenient access to schools, and extensive walking/biking trails just steps from your door. Whether you're taking a leisurely stroll through the park, walking your children to school, or taking part in community events. **Directions:**