

54 Cimarron Trail Okotoks, Alberta

MLS # A2261880



\$599,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Location location Location. Close to everything. 4 houses down from St. Marys school. A short walk to two others as well. 2 blocks from Canadian Tire and the Walmart shopping centre and urgent care. The gateway to walking trails. This family home with front Dbl attached garage ticks all the boxes. Back lane for more privacy. Not looking into other Yards, Quiet Street. The home boast open plan with Island and fireplace trimmed with ceramic tile. Main floor Laundry including washer and Dryer front load. Main floor office/Den. the upper floor with Flex family room is huge and creates divided family space. The master bedroom has ensuite with Tub, his and hers closets and room for king bed. The other 2 bedrooms are a good size too, one accommodating a king size bed, Two full baths and a 2 pcs main level. Both upper baths include tubs. Hardwood floors and carpet on main floor. Did I mention Central Air Water softener. The neighbours are awesome! will be missed. The upper flex family room has a fireplace as well. Kitchen has nice corner pantry; you better come look you won't be disappointed.