

# \$649,900 - 22 Cimarron Crescent, Okotoks

MLS® #A2261621

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,859 sqft

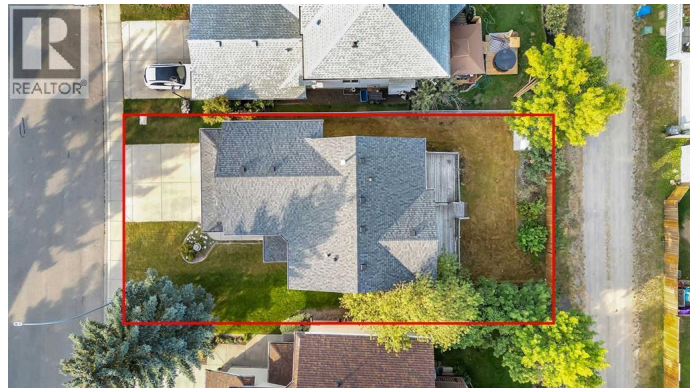
Single Family on 0.11 Acres

Cimarron, Okotoks, Alberta

Exceptional family home in Cimarron â€™ 22 Cimarron Crescent. This attractive 2-storey single-family home (approx. 1,850 sq. ft. plus finished basement) features a front double-attached garage, open main floor with spacious living area, well-positioned dining space and a functional kitchen with granite countertops. The second floor offers an oversized bonus room with gas fireplace, a primary bedroom with 4-pc ensuite, two additional generous bedrooms and another 4-pc bath. The private backyard is ideal for gatherings â€™ large wooden deck, mature apple tree, and front + back lane access (excellent for parking, toys or future garage/coach-house options). Located in the family-oriented Cimarron community with extensive pathways, nearby parks and direct access to the scenic Sheep River valley â€™ walk-to-school convenience with several schools in the neighbourhood and quick access to Okotoks amenities and services. Pride of ownership shows throughout â€™ ideal for growing families seeking space, functionality and excellent outdoor access. The roof was changed in this year and comes with a 20 years warranty that can be transferred to the new owner. Book your showing today. (id:6289)

Built in 1998

## Essential Information



Listing #	A2261621
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,859
Acres	0.11
Year Built	1998
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	22 Cimarron Crescent
Subdivision	Cimarron
City	Okotoks
Province	Alberta
Postal Code	T1S1S7

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

### **Interior**

Appliances	Refrigerator, Gas stove(s), Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Central heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Concrete, Stucco
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

Real Broker



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