

**61 Cimarron Trail
Okotoks, Alberta****MLS # A2216194****\$619,000**

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, Pantry		

Inclusions: n/a

Open House: Saturday, May 10 1:00-4:00pm. This lovely 2-storey home is located in Cimarron backing onto greenspace & just steps from an elementary school and Jr. High School, and a short two blocks to the Foothills Composite High School. You're also walking distance to shopping, dining, pathways, parks, an urgent care center, and more. The main floor offers a flex space behind French doors which can be used as an office or dining room. The updated eat-in kitchen with dining nook features newer stainless steel appliances, quartz countertops, a central island with barstools, and more. The inviting living room offers the warmth of a gas fireplace. Main floor laundry is conveniently located in the garage mudroom. Upstairs, you will find 3 bedrooms including the huge primary bedroom with a second gas fireplace, walk-in closet with built-on closet organizer, and a large 5-piece ensuite with double vanity and a corner soaker bath tub. The basement is unfinished and awaiting your ideas. Outside in the spacious back yard you can enjoy the rear deck, patio and the open space with no neighbors behind.