

**216 Cimarron Court  
Okotoks, Alberta**

**MLS # A2225443**



**\$659,900**

<b>Division:</b>	Cimarron Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Flood Plain, Fruit Trees/Shrub(s), Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Greenhouse, drip irrigation system, TV in rear family room, electric fireplace and mirror above, attached shelving in furnace room, attached shelving in workshop, workshop heater

**\*OPEN HOUSE SUNDAY 29 JUNE 12-2PM\*** Gorgeous 4 bedroom bungalow situated close to the sheep river escarpment on a quiet cul de sac with a heated workshop. Rarely do homes come on the market that have an awesome 20ft x 14ft heated shop, as well as an attached double car garage! This great bungalow has a fabulous front porch - perfect for relaxing in the shade! Step inside this beautifully presented home and you will be welcomed with gleaming hardwood floors. The spacious living/dining benefits from a lovely bay window overlooking the front yard and a gorgeous fireplace. The bright and airy kitchen has a large island, stainless steel appliances and white cabinets. There is also a great family room that overlooks the south facing backyard. On the main floor there are 2 good sized bedrooms, the master features dual closets and a 3 piece ensuite with large vanity and shower. Completing this level is a 4 piece family bathroom and a laundry. The fully finished basement has a massive family/games room. There are 2 more good sized bedrooms in the basement and a 4 piece ensuite with a linen closet. There is also a large storage room with built in shelving. Did I mention the water softener and central vac? In the south facing backyard is a greenhouse and a drip irrigation system on a timer. The fabulous 20ft x 14ft heated workshop has a wood floor, an air compressor and a workbench - perfect for the woodworker or DIY enthusiast! This home is located just a few steps from the walking path system and has a lovely double attached garage too! Don't miss out on this lovely home! View 3D/Multi media/Virtual Tour!