

# \$509,900 - 47 Cimarron Grove Close, Okotoks

MLS® #A2236736

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.07 Acres

Cimarron Grove, Okotoks, Alberta

Open house Sunday July 20 from 2-4pm.  
Charming Cimarron 4 level split home. Tucked into the lovely and established community of Cimarron, this welcoming home offers the perfect blend of comfort and convenience. A/C was added (in 2022) and new hot water tank (May 2024) – just steps to shops, schools, and amenities. Inside, you™re greeted by soaring vaulted ceilings and a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas. The main floor features two bedrooms, including a primary suite with its own ensuite bathroom. The lower level walks out to the fully fenced backyard and rear parking and a great shed, making it ideal for easy indoor-outdoor living, this level is also has rough-in for a fireplace. The fully finished basement includes a spacious third bedroom, a full bathroom, and additional living space – perfect for guests, teens, or a home office. This level also includes a massive crawl space for storage. Whether you're upsizing, downsizing, or seeking a smart investment, this home is move-in ready and ideally located in one of Okotoks™ most walkable neighbourhoods.

Built in 2006

## Essential Information

MLS® # A2236736

Price \$509,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	47 Cimarron Grove Close
Subdivision	Cimarron Grove
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2L7

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	1
Zoning	TN

**Listing Details**

Listing Office	Century 21 Masters
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