

# \$529,000 - 91 Cimarron Grove Close, Okotoks

MLS® #A2256938

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.07 Acres

Cimarron Grove, Okotoks, Alberta

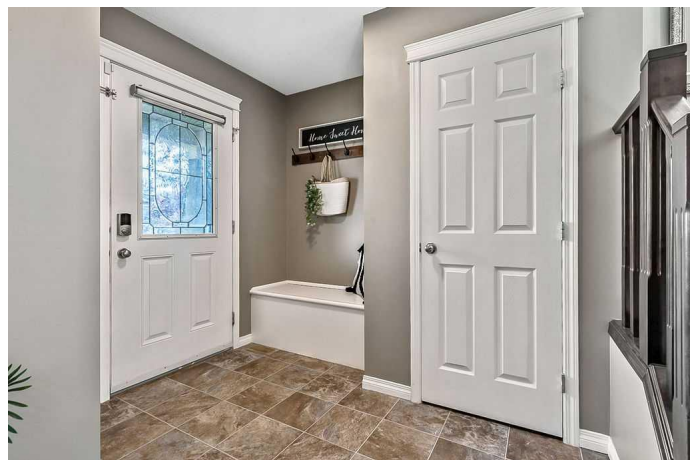
Life's Better in Cimarron Grove – Stylish 2 Storey with all the perks this isn't just a house – it's your new happy place. From the storybook front porch to the sun-filled backyard deck, this Cimarron Grove 2 storey has all the charm, style, and comfort you've been searching for.

Inside, the layout just works – a cozy living room with a stone fireplace, a kitchen that's as perfect for weeknight tacos as it is for wine nights with friends, and a dining space that begs for lazy Saturday brunches. Upstairs, the primary suite is your chill zone, while the finished basement adds space for movie marathons, game nights, or your own at-home gym.

And the upgrades? Oh, they're good. A tankless hot water heater, a high-efficiency heat pump furnace, and full air conditioning – so you'll be comfy year-round without sweating the bills.

Outside, the private deck and gazebo are basically summer party central – BBQs, cocktails, stargazing – you name it. Add in the alley access and extra parking, and this home is as practical as it is fun.

Tucked into one of Okotoks' friendliest neighborhoods, just steps from parks, schools, shops, and coffee runs – this one checks every box.



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256938    |
| Price          | \$529,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,372       |
| Acres          | 0.07        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 91 Cimarron Grove Close |
| Subdivision | Cimarron Grove          |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S0H5                  |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Open Floorplan, Vinyl Windows, Tankless Hot Water                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas, Central, High Efficiency, Heat Pump                                                 |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Great Room                                                                                              |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Back Lane, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 48                   |
| Zoning         | TN                   |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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