

434 Cimarron Boulevard
Okotoks, Alberta

MLS # A2212789



\$689,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2nd Refrigerator on Main floor		

Get ready to fall in love with this bright, beautifully updated home in the vibrant community of Cimarron! With almost 3,200 sq ft of finished space, a walk-out basement, and five true bedrooms, there's room here for the whole family—and then some. Freshly painted from top to bottom, the main floor welcomes you with a wide-open layout perfect for both everyday living and entertaining. The living room features a cozy gas fireplace and sits adjacent to a versatile office or computer room—ideal for working from home. The sunny kitchen is a showstopper with Brand New Stainless Steel appliances (2-year warranty!), a new sink and faucet, a walk-through pantry, and loads of prep space. Just off the kitchen, the dining area is perfectly placed next to the deck, making it easy to host dinner parties or enjoy casual meals with a view. The laundry area—complete with a second refrigerator—is conveniently located on the main floor alongside a handy powder room. A double attached garage rounds out the main level, offering plenty of space for vehicles, storage, and more. Upstairs, the primary suite feels like a retreat with its walk-through closet and spa-inspired ensuite featuring a jetted tub. Two more generous bedrooms, a full bath, and a huge bonus room give everyone their own space to work, play, or chill. Downstairs? You've got a fully finished walk-out with brand new carpet, a covered concrete patio, two more great-sized bedrooms, a full bath, and even a fully equipped kitchenette—ideal for guests, teens, or extended family. This is a move-in ready home that checks all the boxes in a location you'll love. Don't miss your chance—Come see it today!