



**436 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2287310**



**\$644,900**

<b>Division:</b>	Cimarron Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

You can't find this in Calgary - Lowest \$/SqFt in Cimarron Springs | Total 3,479sqft w/ Walk-out at \$644,900. Welcome to 436 Cimarron Blvd, where style meets character and solid craftsmanship meets everyday function. Perfect for a growing family! This cared for two-storey home offers over 2,300 sqft, plus 1,179 sqft of basement space of practical, comfortable living space, for a total of 3,479sqft of living space! Stop paying for someone else's renovation tastes. At \$280/sqft, this is the best entry point into a 2,300+ sqft walk-out in Okotoks. It's been lived in, enjoyed, and maintained, and the bones are strong. The front living and dining area features soaring 9 ft ceilings that lead up to the open-to-above that brings in character and lots of in natural light. At the back of the home, the kitchen connects seamlessly to the family room with a gas fireplace, and an easy layout for daily life and gatherings. A main floor office adds flexibility for work or study. Upstairs, you'll find three generous bedrooms and a bonus room that gives you options: media space, kids' hangout, or quiet retreat. The primary bedroom includes a walk-in closet and a spacious ensuite with dual sinks, corner tub, and separate shower. The large unfinished walkout basement is ready for your ideas. Whether you build it out now or later, the options are endless to your imagination. This is ideal for multigenerational living, or a proposed legal secondary suite (upon city approval). Close to schools and shopping. A solid home in a well-established community - ready for its next chapter. Furnace was replaced March 2025, and roof was replaced 2016.