



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**377 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2295481**



**\$625,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*Open House Sat Mat 2 130-330pm \*\*\*Welcome to 377 Cimarron Blvd &ndash; a beautifully updated 2-storey family home in the highly sought-after Cimarron community of Okotoks. Step inside and be instantly captivated by the bright, open-concept main floor where warm hardwood flooring guides you through sun-drenched spaces filled with natural light from large south-facing windows. A striking stone fireplace anchors the living room while the functional kitchen boasts a generous island, making every meal and gathering effortless and joyful. Upstairs you&rsquo;ll find three spacious bedrooms and a luxurious primary suite featuring an ensuite bathroom with both a deep soaker tub, a separate shower and a two way fireplace! The versatile bonus room with soaring vaulted ceilings is a true standout, offering endless possibilities as a home office, playroom, or peaceful retreat. This home has been meticulously maintained and upgraded for modern living with central air conditioning, fresh hardwood flooring throughout the upper level, a newly finished basement, new carpeting, a brand-new 50-gallon hot water heater, tamper-proof electrical outlets, plus a newer roof, pressure-treated wood deck and fencing, low-maintenance xeriscape landscaping, LED lighting, and added attic insulation. There is a full solar panel array on the roof, this is a \$25,000 system that is paid off and comes with the home, it will save a small family approximately \$3,000 a year in usage and transmission fees! The private backyard is an absolute highlight, complete with a spacious pressure-treated deck perfect for summer BBQs and a convenient RV or trailer parking pad with direct fence-gate access. Living in Okotoks delivers the ultimate lifestyle &ndash; small-town friendliness paired with big-city amenities &ndash; and Cimarron shines as a welcoming, family-oriented neighbourhood filled

with excellent schools, parks, playgrounds, walking trails, easy commutes to Calgary, and breathtaking Rocky Mountain views on the horizon. Don't miss this incredible opportunity! Book your private showing today and discover why 377 Cimarron Blvd is the perfect place to call home