



**701 Cimarron Close
Okotoks, Alberta**

MLS # A2297473

\$765,000



Division:	Cimarron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: none

Welcome to 701 Cimarron Close, a beautifully upgraded corner lot home backing onto scenic walking paths and environmental reserve offering privacy, space, and a lifestyle that's hard to beat. With 3 bedrooms, 2.5 bathrooms, and over 2,400 sq. ft. of developed living space, this home is thoughtfully designed for comfort and functionality. The main floor features 1 bedroom plus a den, perfect for a home office or guest space, highlighted by large windows, white cabinetry, quartz countertops, and newer stainless steel appliances. Quality upgrades are evident throughout, creating a bright and welcoming atmosphere. The fully finished walk up basement boasts a massive family room, two additional bedrooms, a second fireplace, and plenty of storage, making it ideal for entertaining, relaxing, or accommodating family and guests. Enjoy outdoor living in the low maintenance backyard with stamped concrete, mature trees, and well established garden beds all backing onto tranquil green space. Additional highlights include two fireplaces, a 22 foot deep garage with radiant heater, garage heater, and a 2 year old hot water tank. Located within walking distance to schools and amenities, this impeccably landscaped home combines convenience, privacy, and pride of ownership in one exceptional package.