



GRASSROOTS

REALTY GROUP

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**455 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2305830



\$659,999

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,329 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

2329 SQFT HOME WITH MAIN FLOOR BEDROOM OR OFFICE, HUGE BONUS ROOM, AND LOW MAINTENANCE BACKYARD WITH HOT TUB Welcome to this WELL MAINTAINED home offering 2329 SQFT of living space, a functional layout, and finishes that go beyond the standard. Freshly painted and in MOVE IN READY CONDITION, this home SHOWS VERY WELL and offers strong value for buyers looking for space and usability. The main floor features HIGH CEILINGS, LARGE WINDOWS, and an OPEN CONCEPT layout that creates a bright and comfortable living space. Major mechanical upgrades include CENTRAL AIR CONDITIONING, a HIGH EFFICIENCY FURNACE, and a NEW WALL HUNG HOT WATER SYSTEM WITH SOFT WATER, all completed within the past year. The living and dining areas flow directly into the kitchen, making it ideal for everyday living and entertaining. The kitchen offers STAINED TO CEILING CABINETRY, great counterspace, and a MASSIVE WALK IN PANTRY. A MAIN FLOOR BEDROOM OR OFFICE adds flexibility for guests or working from home. You will also appreciate the LARGE MUDROOM off the DOUBLE ATTACHED GARAGE, which includes TIRE STORAGE RACKING. Upstairs, the layout continues to stand out with a HUGE BONUS ROOM complete with a WET BAR and space for a bar fridge. Two GENEROUS BEDROOMS are connected by a well designed JACK AND JILL BATHROOM with a split layout ideal for family use. The PRIMARY BEDROOM is spacious and features a HUGE WALK IN CLOSET and a LARGE ENSUITE with a SEPARATE TOILET ROOM. The upper floor also includes a FULL LAUNDRY ROOM with a WINDOW, COUNTERSPACE, and a SINK. The basement is ALMOST FULLY DEVELOPED with a MASSIVE REC SPACE and a LARGE

BEDROOM already completed, and is READY FOR FINAL BATHROOM COMPLETION. Step outside to a LOW MAINTENANCE BACKYARD with ARTIFICIAL TURF, a NEW DECK, and a HOT TUB for year round enjoyment. The yard is functional, private, and includes REAR ALLEY ACCESS. Located in Cimarron with quick access to schools, shopping, and main routes, this home offers convenience for daily living. One of the larger homes in the area with a GREAT LAYOUT, this property offers a strong combination of SPACE, FUNCTION, and VALUE.