



**4 Cimarron Trail
Okotoks, Alberta**

MLS # A2306420



\$689,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Wet Bar

Inclusions: Hot Tub, Window Coverings

****Open House Sunday May 3rd 1pm-3pm**** Welcome to this spacious and well-appointed two-storey walkout offering over 2,900 sq ft of developed living space, with seamless indoor-outdoor flow designed for real family living. Step inside to a bright and inviting main floor featuring hardwood flooring, 9’ ceilings, and elegant archways that blend open-concept flow with defined living spaces. The renovated kitchen offers white cabinetry, black granite countertops, stainless steel appliances, a corner pantry, central island, and beverage fridge—perfect for busy family life. A sunny breakfast nook opens onto the upper deck, making outdoor meals and gatherings easy. The main floor also includes a cozy living room with gas fireplace, formal dining area, laundry, ½ bath, and access to the double attached garage with 8’ door for larger vehicles. Upstairs, you’ll find three well-sized bedrooms, including a primary retreat with walk-in closet and a 5-piece ensuite with freestanding tub. A large bonus room with a second gas fireplace provides the ideal space for movie nights, playtime, or simply relaxing together at the end of the day. The fully developed walkout basement adds even more flexibility with a fourth bedroom, full bath, wet bar, storage, and a generous recreation area with a third gas fireplace—perfect for teens, guests, extended family or home business. Step outside to a beautifully landscaped, tiered backyard with extensive stonework, multiple seating areas, and a private hot tub—creating a space the whole family can enjoy. Located in an established community close to parks, pathways, shopping, and within walking distance to multiple schools, this home offers the space, comfort, and everyday convenience growing families are looking for.