



**GRASSROOTS**  
REALTY GROUP

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**379 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2312540**



**\$669,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** Hot Tub

Welcome to this beautifully updated family home in the heart of Okotoks! Featuring 3 bedrooms upstairs and 1 additional bedroom in the fully finished basement, this home offers functional space for growing families, guests, or a home office setup. The renovated kitchen is designed for both everyday living and entertaining, complemented by built-in speakers and central A/C for year-round comfort. Step outside to enjoy the fully landscaped backyard with low-maintenance turf, plus a relaxing hot tub perfect for unwinding after a long day. Additional highlights include a heated garage and a fully finished basement providing extra living space and versatility. Conveniently located close to shopping, schools, parks, and other amenities, this home combines comfort, style, and an excellent location in Okotoks.