



**485 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2312658



\$539,900

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,561 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s), Wet Bar

Inclusions: instant hot and filtered water dispenser, 2 Sheds (as-is), Hot Tub(as-is), instant hot and filtered water dispenser (as-is/ new)

Welcome to this beautifully upgraded 4-bedroom home offering the perfect combination of style, comfort, and functionality — complete with a sunny south-facing backyard oasis featuring a private hot tub and exceptional outdoor entertaining space. Thoughtfully designed for modern living, the main floor showcases a dedicated home office, ideal for remote work or study, and a warm, inviting living room centered around a stunning stacked stone gas fireplace. The beautifully updated kitchen is sure to impress with extended-height cabinetry, quartz countertops, stainless steel high-efficiency appliances, corner pantry, and the oversized island perfect for hosting! The spacious dining area overlooks the backyard and opens directly onto the deck, creating the perfect flow for BBQs, gatherings, and summer evenings outdoors. Elegant upgrades throughout the main level include 9-foot ceilings, upgraded lighting, and durable vinyl/laminate flooring throughout the home for a seamless, modern look. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a well-appointed ensuite featuring a relaxing soaker tub, separate shower, and oversized vanity. The two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, ideal for families. The fully finished basement offers incredible additional living space with a large family/recreation room, convenient wet bar setup, and added instant hot water and filtered cold-water dispenser! Not to mention a fourth bedroom and a full 3-piece bathroom — perfect for guests or multigenerational living. Additional upgrades and features include central air conditioning, exterior Gemstone lighting for year-round curb appeal and customizable lighting displays, and a hot water tank replaced approximately two years ago for added peace

of mind. This move-in-ready home has been exceptionally maintained and upgraded throughout, offering incredible value and lifestyle appeal. View the 3D virtual tour and multimedia features to fully appreciate everything this stunning property has to offer!