



**391 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2320761**



**\$599,900**

<b>Division:</b>	Cimarron Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hoodfan

**\*\*Open House Saturday, June 27th, 12-2pm\*\*** Welcome to this wonderful family home offering 3 bedrooms, 2.5 bathrooms, a spacious bonus room, and a sunny south-facing backyard in a convenient location close to walking paths, shopping, and everyday amenities. Step inside to a spacious front entry and appreciate the 9-foot ceilings that create an open and inviting atmosphere throughout the main level. The bright living room is the perfect place to relax, featuring a cozy gas fireplace with stone surround and large windows overlooking the sunny south-facing yard. The functional kitchen offers a central island with eating bar, ample cabinetry, pantry storage, and black appliances, making meal preparation and entertaining a breeze. Adjacent to the kitchen, the generous dining area provides plenty of space for family gatherings and features direct access to the south-facing deck—ideal for outdoor dining and summer barbecues. A convenient 2-piece powder room completes the main floor. Outside, the fully fenced backyard offers plenty of room for children and pets to play, while the rear lane access provides potential for RV storage. The double attached garage adds everyday convenience and additional storage space. Upstairs, you'll find a huge south-facing bonus room filled with natural light, creating the perfect space for family movie nights, a playroom, or home office. The upper level also includes a conveniently located laundry, two spacious secondary bedrooms, and a 4-piece main bathroom with a large vanity. The primary retreat offers plenty of room for king-sized furniture and features a walk-in closet along with a private ensuite complete with a deep soaker tub, separate shower, large vanity, and private water closet. The unfinished basement offers excellent future development potential with two large windows, a 3-piece bathroom rough-in, and ample

space to create additional living areas tailored to your needs. Additional features include a high-efficiency furnace approximately five years old. [View 3D Tour/Multimedia/Virtual Tour.](#)