



**379 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2322714



\$675,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan		

Inclusions: Hot Tub

This is one of those homes where the photos are great, but they still don't quite do it justice. From the moment you walk through the front door, it's obvious this home has been substantially renovated with quality and attention to detail. The main floor is bright, open, and designed for everyday living and entertaining. The gorgeous kitchen is the true centerpiece, featuring ceiling-height cabinetry, quartz countertops, KitchenAid appliances, and a massive island that overlooks the dining area and cozy living room with a gas fireplace. Nine-foot ceilings and a convenient main floor powder room complete the space. Step outside and you'll find a backyard that's hard to beat. The south-facing yard is beautifully designed to be low maintenance, with two gazebos creating multiple spaces to relax and entertain. One provides a private retreat around the hot tub, and yes—the hot tub and both gazebos are included. Upstairs is a fantastic family layout with a spacious bonus room, three bedrooms, a full bathroom, and a generous primary suite featuring a walk-in closet, soaker tub, and separate shower. The fully finished basement adds even more living space with a large recreation room, an additional bedroom, and another full bathroom—perfect for guests, teenagers, a home office, or visiting family. The location is just as impressive. You'll be close to schools, parks, playgrounds, and walking paths, with shopping, restaurants, and Costco just minutes away. Commuting is easy with quick access to major routes, and when the weekend arrives, the mountains are an easy drive for hiking, skiing, or simply getting away. To top it all off, this home also offers central air conditioning, a heated garage, additional rear parking, and extensive upgrades throughout. Best of all, it's offered at a price point that simply makes sense. If

you've been waiting for a home where the work has already been done, this is one you'll want to see. Contact your favourite Realtor® today to book your private viewing.