



GRASSROOTS
REALTY GROUP

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**763 Cimarron Close
Okotoks, Alberta**

MLS # A2351536

\$719,900

Division:	Cimarron Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions: None

Open House Saturday Oct 17, 2026 from 12-2pm. Newly renovated and priced to sell! This incredible, move-in ready home is located on a quiet street beside cimarron park, a couple minutes walk away from schools, playgrounds, and bike paths along the sheep river valley. The open concept main floor has solid hardwood flooring, a spacious living room with fireplace, and an open kitchen featuring 2 tone custom cabinetry. The kitchen has a generous amount of counter space thanks to a large island with a raised eating bar. A corner pantry and stainless appliances finish this space, including a new induction oven. The dining area has high ceilings and is filled with natural light, plus it opens onto the rear deck overlooking the backyard, which features a terraced rain garden, shed, and established trees for extra privacy. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet and an updated 3-piece ensuite that features a massive double seated, 2-faucet shower. The carpet is completely brand new! The large bonus room has vaulted ceilings, a gas fireplace and west facing windows with mountain views. The fully finished walkout basement adds valuable living space with large windows, a bright recreation room and plenty of storage. Additional features include central air conditioning installed 2 years ago, roof replaced in 2017, an attached double garage, and recently renovated house exterior and landscaping.