

408 Cimarron Boulevard  
Okotoks, Alberta

MLS # A2166068



## \$699,999

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,972 sq.ft.	<b>Age:</b>	2007 (17 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>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Roof Rack Shelving in garage will be staying

**\*\*OPEN HOUSE Sunday September 21st , 2-4pm!\*\*** Welcome to your dream home! This stunning, updated 2-story property with a walk-out basement offers 2,770 sqft of fully developed living space. The main floor greets you with an open and inviting layout, featuring brand-new flooring that flows seamlessly throughout the living areas. As well as a beautiful half bath located on the main floor. The kitchen also renovated in January 2024. Upstairs, you will find 3 spacious bedrooms. The master suite includes a private ensuite bathroom, creating your own personal retreat. The fully developed walk-out basement adds versatility to this home with an extra bedroom, ideal for guests or a home office, along with a full bathroom. This space opens up to the backyard, making it a fantastic spot for outdoor entertaining, barbecues, or simply enjoying quiet evenings. Stay cool in the summer with Newley installed air conditioning, ensuring year-round comfort. The double attached garage provides ample storage, while the brand-new concrete pad offers extra parking for multiple vehicles. This home is truly-move in ready, combining modern style with functional living. Whether you're looking for a spacious family home or a place to entertain, this property delivers on every level. Come see for yourself and imagine all the possibilities!