



GRASSROOTS
REALTY GROUP

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**402 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2245254



\$668,800

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,121 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this great 4 bedroom walkout home, which features a bonus room and a total of 3096 sq ft of developed space. This home wows from the moment you arrive, from its private front courtyard, diagonally laid hardwood on main floor, screened deck, theatre room and fabulous kitchen. The main floor has a great front office - perfect for anyone working from home. The kitchen has newer appliances, including a smart refrigerator, extended height cabinets, lots of counterspace and a large island with raised eating bar. Relax in front of the fireplace in the living room or entertain in the spacious dining area with patio doors onto the low maintenance screened deck. Completing this level is a half bath and a laundry/mud room. Upstairs are 3 good sized bedrooms, the master is huge and features a great ensuite with corner soaker tub, tiled shower, large vanity & a make up desk. Did I mention the walk in closet? There is a spacious bonus room & a 4 piece family bathroom. The fully finished walkout basement features vinyl plank floors & high ceilings, a large family room with a great home theatre system which was installed by Visions with speakers, projector and screen, bedroom #4 and a large gym/games room. Completing the basement is a 3 piece bathroom with tiled shower & a storage/furnace room. There is a covered patio and the yard has raised planter beds. The garage is also fully finished. This is a lovely home and should be viewed to be appreciated, check out the 3D/Multi Media Virtual Tour.