



**GRASSROOTS**  
REALTY GROUP

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**701 Cimarron Close  
Okotoks, Alberta**

**MLS # A2278147**



**\$785,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** garage heater

Welcome to 701 Cimarron Close, a beautifully upgraded corner-lot home backing onto scenic walking paths and environmental reserve—offering privacy, space, and a lifestyle that’s hard to beat. With 3 bedrooms, 2.5 bathrooms, and over 2,400 sq. ft. of developed living space, this home is thoughtfully designed for comfort and functionality. The main floor features 1 bedroom plus a den, perfect for a home office or guest space, highlighted by large windows, white cabinetry, quartz countertops, and newer stainless steel appliances. Quality upgrades are evident throughout, creating a bright and welcoming atmosphere. The fully finished walk-up basement boasts a massive family room, two additional bedrooms, a second fireplace, and plenty of storage, making it ideal for entertaining, relaxing, or accommodating family and guests. Enjoy outdoor living in the low-maintenance backyard with stamped concrete, mature trees, and well-established garden beds—all backing onto tranquil green space. Additional highlights include two fireplaces, a 22-foot-deep garage with radiant heater, garage heater, and a 2-year-old hot water tank. Located within walking distance to schools and amenities, this impeccably landscaped home combines convenience, privacy, and pride of ownership in one exceptional package.