



**701 Cimarron Close
Okotoks, Alberta**

MLS # A2278147



\$785,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	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.