

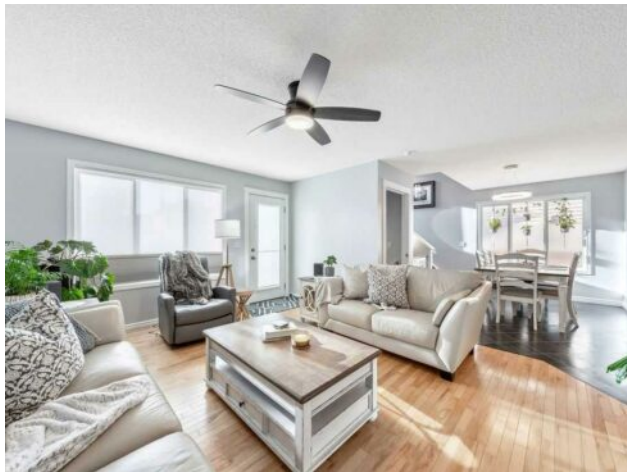


GRASSROOTS
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**361 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2279878



\$627,900

Division:	Cimarron Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,644 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ceiling Hood Fan, Garage Racks and Hooks

Welcome to this impeccably maintained, turn-key home in the highly sought-after community of Cimarron in charming Okotoks. Lovingly cared for and presented in pristine condition, this residence offers a seamless blend of comfort, functionality, and timeless appeal—ready for new owners to move in and enjoy with confidence. Upon entry, you’re welcomed by a thoughtfully designed mudroom featuring decorative wall hooks that add both style and everyday practicality, perfectly complemented by a conveniently located 2-piece powder room and main-floor laundry—an ideal setup for busy households. The tastefully updated kitchen is both stylish and functional, showcasing crisp white cabinetry, stainless steel appliances, granite countertops, and a spacious walk-through pantry with direct access to the mudroom, enhancing both flow and organization. The living and dining areas are generously proportioned, offering a bright, open feel while maintaining clearly defined spaces for entertaining and daily living. The dining room is further enhanced by a built-in storage nook with custom cabinetry. Step outside to the south-facing backyard, where you’ll enjoy an abundance of afternoon sunshine on the large deck. Backing onto a laneway, the property benefits from enhanced privacy and a more open, spacious feel. Upstairs, the home offers two well-sized secondary bedrooms and a serene primary retreat designed for rest and relaxation. The primary suite features a full ensuite with a deep soaker tub, separate shower, and walk-in closet. The fully developed lower level adds exceptional versatility, featuring a large family room ideal for a media space, home gym, hobby area, or playroom. A fourth bedroom and a third full bathroom complete this level, making it ideal for guests or growing families. Recent updates include fully

tinted rear windows for enhanced privacy and heat reduction, along with brand-new carpet on the upper level. Ideally located close to big-box amenities including Costco, extensive pathway systems, community ponds, and nearby schools, this home offers outstanding value in a well-established, family-friendly community. Don't miss out- book your showing today!