



**40 Cimarron Crescent
Okotoks, Alberta**

MLS # A2286719



\$775,000

Division:	Cimarron Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: 4x garage door openers, Security camera system, Blinds, Drapes, Central vacuum head unit

Welcome to this beautifully maintained 2-storey walkout home located on a peaceful street in the desirable community of Cimarron, Okotoks—just a short walk to playgrounds, schools, and the river pathways. From the moment you enter, you’re greeted by a bright, airy foyer open to above, setting the tone for the open and inviting layout. The main floor features a spacious open-concept living room with a cozy fireplace, perfect for everyday living and entertaining. The kitchen is a true highlight, offering granite countertops, a large pantry, ample cabinet and counter space, and a full suite of stainless steel appliances. Step out from the main level onto the generous 17’ x 10’ balcony, ideal for enjoying quiet evenings outdoors. Upstairs, the primary retreat impresses with vaulted ceilings, large south-facing windows, a walk-in closet, and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4pc bathroom complete the upper level. The fully finished walkout basement adds versatility with an additional gas fireplace, a fourth bedroom or den, and 4pc bathroom, perfect for guests or teens. Car lovers and hobbyists will appreciate the attached garage with gleaming epoxy flooring, along with an additional detached garage at the rear and a large recreational outdoor space complete with a custom built pizza oven—an entertainer’s dream. The home is also enhanced with Gemstone lighting, adding both curb appeal and year-round functionality. This property offers the perfect blend of space, comfort, and lifestyle in one of Okotoks’ most sought-after communities. A rare opportunity you won’t want to miss, call for your viewing today!