



**466 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2292029



\$825,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Dog Run Fenced In, Low Maintenance Landscape, See Remarks		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: n/a

Spacious, move-in-ready family home offering 3,300+ sq ft of fully developed living space, perfectly positioned next to a green strip with only one neighbour, a rare combination of privacy, light, and open space. With 5 bedrooms plus a den, this home is built for family living, giving everyone room to spread out while keeping the layout practical and connected. At the center of it all is a true family-sized kitchen for people who love to cook and gather. Thoughtfully modernized and designed for high-traffic days, it features a huge breakfast bar and an extended countertop that easily handles big meals, baking projects, and hosting. Enjoy the convenience of a built-in wine fridge, plus a dedicated morning coffee area that keeps the daily routine organized and effortless. With generous prep space and an open, welcoming feel, this kitchen is made for everything from weeknight dinners to holiday entertaining. Comfort is covered year-round with air conditioning, and day-to-day convenience shines with hot water on demand. Storage is also a standout: the 2-car garage includes plenty of customized storage, and the utility room offers additional built-in organization—perfect for keeping seasonal items, tools, sports gear, and household supplies neatly out of sight. Downstairs, the fully developed walkout basement adds bright, flexible living space with direct backyard access—ideal for a media room, play zone, teen hangout, guest area, or home gym. Step outside to enjoy your private outdoor setup, featuring a covered deck that extends your living and or storage space. Unwind year-round in the hot tub, and for pet owners, appreciate the practicality of a dedicated dog run. The zero-scaped yard keeps maintenance low, so you spend more time enjoying the home and less time on yard work. Location adds even more value: school buses for all grades stop just steps from the

house, making mornings and after-school routines simple. With exceptional square footage, smart upgrades, privacy beside the green strip, and family-first features throughout, this home delivers the space, comfort, and lifestyle you've been looking for.