



**475 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2293283**



**\$485,000**

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Kitchen Island, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Looking for a detached home in Okotoks under \$500,000? This updated 3-bedroom property offers 1,266 sq ft of functional living space and is move-in ready with new flooring throughout, fresh paint, and all new appliances. The main floor is bright and practical, featuring vinyl plank flooring, a comfortable living area, and a well-laid-out kitchen with ample counter space, a central island, and stainless steel appliances, open to a generous dining area. A built-in workstation adds flexibility for day-to-day use. Upstairs includes three good-sized bedrooms, including a primary with a walk-in closet, along with a 4-piece bathroom with updated flooring. The fully fenced south-facing backyard offers usable outdoor space and a parking pad for two vehicles, while the unfinished basement provides room for future development.