



**739 Cimarron Close  
Okotoks, Alberta**

**MLS # A2295107**



**\$915,000**

<b>Division:</b>	Cimarron Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Refrigerator, Stove, Microwave Hood Fan, Dishwasher

One of the most rare and exclusive lots in all of Okotoks! This beautifully renovated walkout home designed for families who value both lifestyle and location. Tucked away on a quiet close in one of Okotoks's most sought-after, family-oriented communities, this property offers the perfect balance of peace, safety, and everyday convenience. Here, children can walk to nearby schools, families can spend evenings exploring the extensive pathway systems and green spaces just steps from home, and weekends are made effortless with shopping, restaurants, and Costco only minutes away. It is a neighbourhood where community still matters, where families put down roots, and where quality of life comes first. Inside, the home has been fully renovated to reflect a modern, elevated style while maintaining the warmth and functionality today's families need. The open-concept layout creates a seamless flow between the kitchen, dining, and living spaces, making it ideal for both entertaining and day-to-day living. The kitchen serves as the centerpiece of the home, thoughtfully updated with stylish finishes and designed for gathering, whether hosting guests or enjoying time with family. Large windows throughout the home bring in an abundance of natural light, while the walkout basement extends the living space even further, creating a bright and versatile lower level that connects effortlessly to the outdoors. The fully finished Illegal Suite t, walkout basement with separate in floor hea also presents a valuable opportunity with its existing suite setup, offering flexibility for multi-generational living. Whether used for extended family, a private guest space this added functionality enhances both the practicality and long-term value of the home. The walkout lot itself provides increased privacy, better natural light, and a more desirable outdoor living experience, all of which

contribute to stronger future resale potential. This home is ideally suited for professionals and families seeking a move-in-ready property in a community that supports their lifestyle. It offers the space to grow, the convenience of nearby amenities, and the comfort of knowing everything has already been thoughtfully updated.