



**750 Cimarron Close
Okotoks, Alberta**

MLS # A2295311



\$725,000

Division:	Cimarron Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Above ground pool, Ladder, Pool pump and all the hoses, Solar pool panel heater along with wooden platform, Solar heated pool cover

Welcome to this impeccably maintained 4-bedroom, 3.5-bathroom residence, gracefully situated on a quiet, child-friendly street with immediate access to scenic walking and biking trails right from your doorstep. This fully developed two-storey home exudes style and sophistication, highlighted by a stunning designer kitchen (2022) featuring premium stainless steel appliances, a gas range, statement hood fan, ceiling-height custom cabinetry, abundant storage, and a walk-in pantry—an ideal space for both everyday living and refined entertaining. The main level is finished with high-end Karndean Korlock Select flooring, while rich hardwood flows seamlessly throughout the upper level. The upper floor offers an expansive primary retreat spanning over 250 sq ft, creating a true sanctuary, while all additional bedrooms are generously proportioned to accommodate family or guests in comfort. The fully developed lower level is warm and inviting, showcasing a spacious family room with a cozy fireplace, an additional bedroom, and a beautifully appointed full bathroom. Outdoors, the oversized backyard has been thoughtfully designed for both relaxation and entertaining, featuring extensive decking, a newly added pergola, patio space, new fencing (2023), and professional landscaping with an irrigation system. An above-ground pool completes this exceptional outdoor space—perfect for enjoying warm summer days with family and friends. The home’s exceptional curb appeal is enhanced by a charming wrap-around front verandah—ideal for quiet mornings or evening relaxation. Extensive upgrades provide peace of mind and modern convenience, including fresh paint throughout the main and upper levels, a renovated powder room (2022), updated flooring (2022), a concrete patio (2020), serviced central air (2023), and newer Bosch

appliances. The garage furnace has been meticulously maintained with annual servicing. Adding further confidence, a Pre-Listing home inspection has already been completed. Perfectly positioned close to top-rated schools, parks, and amenities, this exceptional home offers a rare blend of elegance, comfort, and lifestyle.