



**379 Cimarron Boulevard
Okotoks, Alberta**

MLS # A2136573



\$730,000

Division:	Cimarron Meadows		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,038 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: 2 metal gazebos

Imagine walking into your TURNKEY luxurious home in Okotoks without lifting a finger! Just move in & enjoy the SOUTH sun & Air Conditioning!! Every square inch of this property is FUNCTIONAL, boasting alley access with a PARKING PAD/RV PARKING IN ADDITION to the 2 car HEATED ATTACHED garage (9'-11' ceiling height) in front! - - - - The HIGH END CUSTOM KITCHEN is a chef's and entertainers dream, featuring stunning *QUARTZ COUNTERTOPS, *ITALIAN TILE BACKSPLASH, oversized *custom cabinetry with all the fancy pullouts, a huge island, *GARBURATOR, *UNDER CABINET LIGHTING, *upgraded appliances include an *INDUCTION COOKTOP, *DOUBLE OVEN & and a built-in coffee bar. Absolute LUXURY! Freshly painted throughout, this home offers brand new premium grade carpet and high end vinyl plank. Custom Hunter Douglas and Graber blinds adorn the windows, adding a touch of elegance & the large open-concept developed basement features another entertainment room, full bath, and a spacious bedroom! The furnace is even upgraded with ULTRAVIOLET LIGHT & an ELECTROSTATIC filter. Step outside to enjoy the LOW-MAINTENANCE - PRIVATE - BACKYARD OASIS complete with *two gazebos, an *8-seater hot tub, and premium Rymar "Evergreen 80" *ARTIFICIAL GRASS. - - - - Additional home features include AC, central vac, water softener, HEATED GARAGE, shed, and built in speakers on the main floor bonus & primary.- - - - Don't miss out on the opportunity to own this exceptional property with all its functional and sought after amenities! You've got to see it to believe it!