

\$668,800 - 402 Cimarron Boulevard, Okotoks

MLS® #A2245254

\$668,800

4 Bedroom, 4.00 Bathroom, 2,121 sqft
Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

****OPEN HOUSE Sunday, August 10th 12-2pm**** Welcome to this great 4 bedroom walkout home, which features a bonus room and a total of 3096 sq ft of developed space. This home wows from the moment you arrive, from its private front courtyard, diagonally laid hardwood on main floor, screened deck, theatre room and fabulous kitchen. The main floor has a great front office - perfect for anyone working from home. The kitchen has newer appliances, including a smart refrigerator, extended height cabinets, lots of counterspace and a large island with raised eating bar. Relax in front of the fireplace in the living room or entertain in the spacious dining area with patio doors onto the low maintenance screened deck. Completing this level is a half bath and a laundry/mud room. Upstairs are 3 good sized bedrooms, the master is huge and features a great ensuite with corner soaker tub, tiled shower, large vanity & a make up desk. Did I mention the walk in closet? There is a spacious bonus room & a 4 piece family bathroom. The fully finished walkout basement features vinyl plank floors & high ceilings, a large family room with a great home theatre system which was installed by Visions with speakers, projector and screen, bedroom #4 and a large gym/games room. Completing the basement is a 3 piece bathroom with tiled shower & a storage/furnace room. There is a covered patio and the yard has raised planter beds. The garage is also fully finished. This is a lovely



home and should be viewed to be appreciated,
check out the 3D/Multi Media Virtual Tour.

Built in 2007

Essential Information

MLS® #	A2245254
Price	\$668,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	402 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0A8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard, Garden, Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	15
Zoning	TN

Listing Details

Listing Office	RE/MAX First
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