

# \$664,900 - 402 Cimarron Boulevard, Okotoks

MLS® #A2245254

**\$664,900**

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          | \$664,900   |
| 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 Entrance, Private Yard       |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 20               |
| Zoning         | TN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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