# \$657,900 - 419 Cimarron Boulevard, Okotoks

MLS® #A2212816

# \$657,900

3 Bedroom, 3.00 Bathroom, 2,139 sqft Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

\* OPEN HOUSE~ Sunday, June 22nd 2-4pm\* Step into timeless elegance and modern convenience at this impeccably maintained Cedarglen home. From the spacious foyer, you're welcomed into a thoughtfully designed main level featuring a private office with French doors, a stylish powder room, and a functional laundry/mudroom with a walk-through pantry. The heart of the home is the stunning open-concept kitchen, dining, and living area, where full-height Maple custom cabinetry, a large island with sink, stainless steel appliances, and an abundance of natural light create a space perfect for both entertaining and daily living.

Wall-to-wall windows frame the bright dining area and cozy living room with a beautiful gas fireplace, while sliding doors lead to the sun-drenched South-facing deck and beautifully landscaped backyard. Upstairs, a big bonus room offers endless flexibilityâ€"ideal for movie nights or work-from-home zones. Two spacious bedrooms and a well-appointed 4-piece bath complement the luxurious primary suite, featuring a spa-like ensuite with soaking tub, separate shower, and walk-in closet with window. Also has a back alley access to your back yard perfect for RV parking or for future development potential. With an open concept, unfinished basement ready for your vision, this home blends luxury, comfort, and long-term value effortlessly. Additional highlights include newer Furnace (2022) and Air







Conditioning(2022) and Hot Water Tank(2021).

#### Built in 2008

# **Essential Information**

MLS® # A2212816 Price \$657,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,139 Acres 0.09 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 419 Cimarron Boulevard

Subdivision Cimarron
City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0A9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage,

Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting, Rain Gutters

Lot Description Back Lane, Back Yard, Level

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 28th, 2025

Days on Market 54

Zoning TN

# **Listing Details**

Listing Office CIR Realty

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