

# \$649,900 - 419 Cimarron Boulevard, Okotoks

MLS® #A2236753

**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,139 sqft

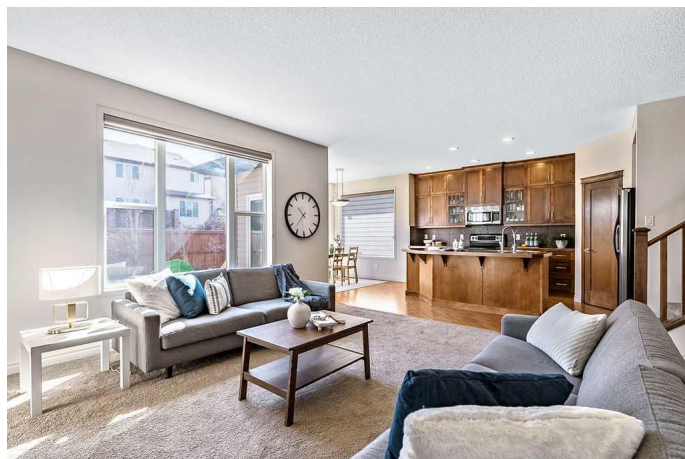
Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

**\*Open House Sunday, June 6th 2-4pm\***

Timeless Elegance Meets Modern Comfort in This Impeccably Maintained Cedarglen Home.

Welcome to this beautifully designed home where location and design makes for the perfect blend of style, functionality, and long-term value. This home is in the heart of Cimarron, allowing for easy access to main arteries for the commute to Calgary while offering walking distance to multiple schools, shopping, restaurants and the most beautiful pathways & parks that Okotoks is known for. Only blocks away from the Medical Center, business hub and some of the best shopping, this home checks all the boxes!! From the moment you enter the spacious foyer, you're greeted by thoughtful design and quality hardwood flooring. The main level features a private office with French doors, a chic powder room, and a practical laundry/mudroom with a walk-through pantry. The heart of the home is the open-concept kitchen, dining, and carpeted living area. Enjoy full-height custom Maple cabinetry, a large central island with sink, stainless steel appliances, including RO drinking faucet, and ample natural light. Wall-to-wall windows brighten the dining space and cozy living room, complete with a gas fireplace. Step through sliding doors to your South-facing deck with gas BBQ hook-up and beautifully landscaped backyardâ€”perfect for relaxing or entertaining. Upstairs, a generous bonus room offers versatile living space â€”ideal for movie nights or work-from-home



zones. Two spacious bedrooms, both with large closets, and a 4-piece bath are ideal for family or guests. The luxurious primary suite includes a spa-inspired ensuite with a soaking tub, separate shower, and a walk-in closet with a window. Additional features include alley accessâ€”great for RV parking or future developmentâ€”plus a wide-open, unfinished basement ready for your personal touch. Recent upgrades: Water Softener (2023), Furnace & A/C (2022), Hot Water Tank (2021). This home is the total package and move-in ready!

Built in 2008

**Essential Information**

MLS® #	A2236753
Price	\$649,900
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	July 4th, 2025
Days on Market	1
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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