

# \$725,000 - 394 Cimarron Boulevard, Okotoks

MLS® #A2263407

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

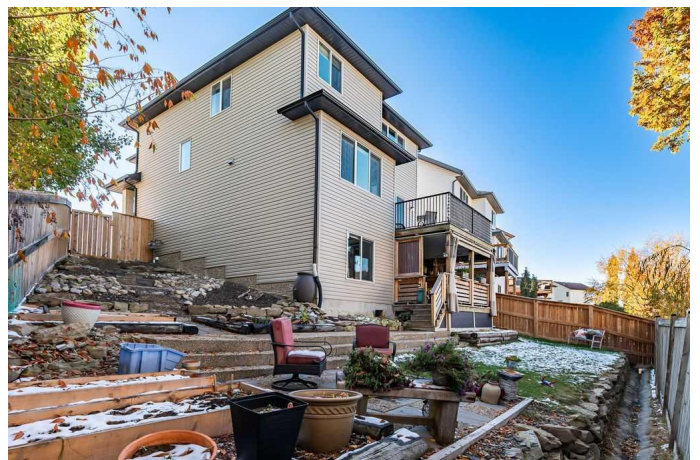
Quick Possession - Move In Ready - Updated and Upgraded 1975 square foot 2 storey fully developed walk out. Located on a small cul-de-sac off of Cimarron Boulevard, this home offers amazing convenience with close proximity to everything you may need. 3 bedrooms on the 2nd floor with the perfect bonus room gives you a ton of life style options and then the fully developed basement gives you even more to work with. The covered porch - off of the walk out basement creates a cottage like atmosphere that is nice and cool on the hot days, but a serene spot to sit outside when the rain falls. The 2 car garage gives you plenty of indoor parking space or storage, as well as a nice big driveway allows for even more parking. Welcome to the terrific community of Okotoks which offers a wide variety of diverse life style options with quick access to the Rocky Mountains, and plenty of local activities, shopping, restaurants, micro breweries, sports teams, and really fun and dynamic downtown core. This home along with the community with which it is located is the perfect place to call home.

Built in 2008

## Essential Information

MLS® # A2263407

Price \$725,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,976       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 394 Cimarron Boulevard |
| Community   | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0A9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Vinyl Windows                                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven, Water Softener |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                            |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Yard, Cul-De-Sac, Landscaped |
| Roof            | Asphalt Shingle                   |
| Construction    | Stone, Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 2                  |
| Zoning         | TN                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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