



## 361 Cimarron Boulevard Okotoks Alberta

\$627,900

Welcome to this impeccably maintained, turn-key home in the highly sought-after community of Cimarron in charming Okotoks. Lovingly cared for and presented in pristine condition, this residence offers a seamless blend of comfort, functionality, and timeless appeal—ready for new owners to move in and enjoy with confidence. Upon entry, you're welcomed by a thoughtfully designed mudroom featuring decorative wall hooks that add both style and everyday practicality, perfectly complemented by a conveniently located 2-piece powder room and main-floor laundry—an ideal setup for busy households. The tastefully updated kitchen is both stylish and functional, showcasing crisp white cabinetry, stainless steel appliances, granite countertops, and a spacious walk-through pantry with direct access to the mudroom, enhancing both flow and organization. The living and dining areas are generously proportioned, offering a bright, open feel while maintaining clearly defined spaces for entertaining and daily living. The dining room is further enhanced by a built-in storage nook with custom cabinetry. Step outside to the south-facing backyard, where you'll enjoy an abundance of afternoon sunshine on the large deck. Backing onto a laneway, the property benefits from enhanced privacy and a more open, spacious feel. Upstairs, the home offers two well-sized secondary bedrooms and a serene primary retreat designed for rest and relaxation. The primary suite features a full ensuite with a deep soaker tub, separate shower, and walk-in closet. The fully developed lower level adds exceptional versatility, featuring a large family room ideal for a media space, home gym, hobby area, or playroom. A fourth bedroom and a third full bathroom complete this level, making it ideal for guests or growing families. Recent updates include fully tinted rear windows for enhanced privacy and heat reduction, along with...

4pc Bathroom 5.00 Ft x 8.75 Ft  
Family room 12.33 Ft x 16.08 Ft  
Other 10.00 Ft x 11.42 Ft  
Bedroom 8.83 Ft x 13.00 Ft  
Furnace 10.33 Ft x 10.50 Ft  
Other 5.83 Ft x 9.17 Ft

Laundry room 5.25 Ft x 7.00 Ft  
Other 5.25 Ft x 6.00 Ft  
2pc Bathroom 4.67 Ft x 5.25 Ft  
Primary Bedroom 12.00 Ft x 13.00 Ft  
Bedroom 9.33 Ft x 13.50 Ft  
Bedroom 9.17 Ft x 10.00 Ft

Listing Presented By:



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CIR Realty

<http://www.vividrealtygroup.ca/>

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Living room 13.00 Ft x 16.50 Ft  
Dining room 8.67 Ft x 12.00 Ft  
Kitchen 10.75 Ft x 11.83 Ft

4pc Bathroom 6.67 Ft x 11.25 Ft  
4pc Bathroom 5.00 Ft x 7.75 Ft