



# 40 Cimarron Crescent Okotoks Alberta

\$798,000

Welcome to this beautifully maintained 2-storey walkout home located on a peaceful street in the desirable community of Cimarron, Okotoks—just a short walk to playgrounds, schools, and the river pathways. From the moment you enter, you're greeted by a bright, airy foyer open to above, setting the tone for the open and inviting layout. The main floor features a spacious open-concept living room with a cozy fireplace, perfect for everyday living and entertaining. The kitchen is a true highlight, offering granite countertops, a large pantry, ample cabinet and counter space, and a full suite of stainless steel appliances. Step out from the main level onto the generous 17' x 10' balcony, ideal for enjoying quiet evenings outdoors. Upstairs, the primary retreat impresses with vaulted ceilings, large south-facing windows, a walk-in closet, and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4pc bathroom complete the upper level. The fully finished walkout basement adds versatility with an additional gas fireplace, a fourth bedroom or den, and 4pc bathroom, perfect for guests or teens. Car lovers and hobbyists will appreciate the attached garage with gleaming epoxy flooring, along with an additional detached garage at the rear and a large recreational outdoor space complete with a custom built pizza oven—an entertainer's dream. The home is also enhanced with Gemstone lighting, adding both curb appeal and year-round functionality. This property offers the perfect blend of space, comfort, and lifestyle in one of Okotoks' most sought-after communities. A rare opportunity you won't want to miss, call for your viewing today!" (id:6769)

4pc Bathroom 4.92 Ft x 7.92 Ft  
 Bedroom 9.42 Ft x 8.33 Ft  
 Laundry room 8.08 Ft x 8.08 Ft  
 Pantry 3.67 Ft x 3.67 Ft  
 Kitchen 11.25 Ft x 13.00 Ft  
 Dining room 13.58 Ft x 9.75 Ft  
 Living room 16.92 Ft x 13.42 Ft  
 2pc Bathroom 9.67 Ft x 5.00 Ft

Other 7.08 Ft x 9.50 Ft  
 Primary Bedroom 12.33 Ft x 17.00 Ft  
 Other 7.92 Ft x 4.92 Ft  
 3pc Bathroom 7.92 Ft x 7.92 Ft  
 4pc Bathroom 7.50 Ft x 4.92 Ft  
 Bedroom 11.92 Ft x 12.33 Ft  
 Bedroom 11.92 Ft x 11.83 Ft

Listing Presented By:



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