



# 436 Cimarron Boulevard Okotoks Alberta

\$649,900

Welcome to 436 Cimarron Blvd, where style meets character and solid craftsmanship meets everyday function. Perfect for a growing family! This cared for two-storey home offers over 2,300 sqft, plus 1,179 sqft of basement space of practical, comfortable living space. It's been lived in, enjoyed, and maintained, and the bones are strong. The front living and dining area features soaring 9 ft ceilings that lead up to the open-to-above that brings in character and lots of in natural light. At the back of the home, the kitchen connects seamlessly to the family room with a gas fireplace, and an easy layout for daily life and gatherings. A main floor office adds flexibility for work or study. Upstairs, you'll find three generous bedrooms and a bonus room that gives you options: media space, kids' hangout, or quiet retreat. The primary bedroom includes a walk-in closet and a spacious ensuite with dual sinks, corner tub, and separate shower. The large unfinished walkout basement is ready for your ideas. Whether you build it out now or later, the options are endless to your imagination. Close to schools and shopping. A solid home in a well-established community - ready for its next chapter. Furnace was replaced March 2025, and roof was replaced 2016. (id:6769)

Recreational, Games room 34.92 Ft x 29.17 Ft  
Furnace 22.83 Ft x 15.33 Ft  
Living room 15.83 Ft x 14.08 Ft  
Dining room 15.67 Ft x 11.50 Ft  
Kitchen 19.92 Ft x 15.08 Ft  
Foyer 11.58 Ft x 11.33 Ft  
Office 9.83 Ft x 9.83 Ft  
Laundry room 8.92 Ft x 5.50 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft  
Primary Bedroom 15.50 Ft x 15.33 Ft  
5pc Bathroom 14.67 Ft x 12.42 Ft  
Other 6.58 Ft x 6.67 Ft  
Bedroom 14.25 Ft x 9.83 Ft  
Bedroom 11.83 Ft x 10.17 Ft  
Family room 14.42 Ft x 14.08 Ft  
5pc Bathroom 11.33 Ft x 7.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca