

# \$749,900 - 458 Cimarron Boulevard, Okotoks

MLS® #A2223836

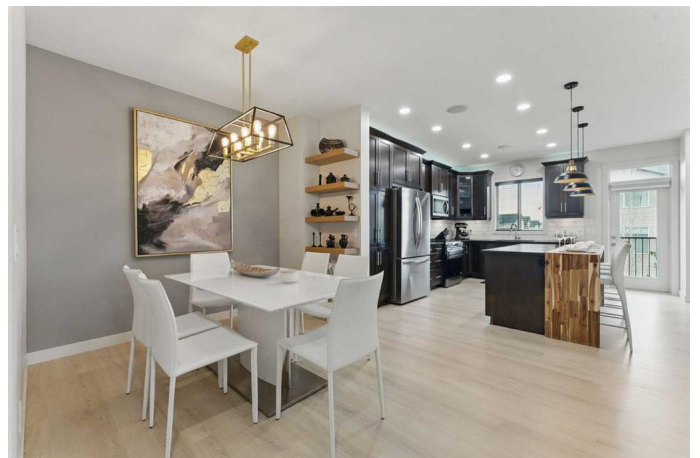
**\$749,900**

3 Bedroom, 4.00 Bathroom, 1,991 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Welcome to this beautifully maintained former showhome, thoughtfully upgraded and truly move-in ready! Boasting 2,734 sq. ft. of well-designed living space, this 3-bedroom, 3.5-bathroom home offers both comfort and style for today's modern lifestyle. Step inside to a bright, open-concept layout that immediately impresses. The upgraded L-shaped kitchen features granite countertops, a center island with added storage, and elegant 42-inch maple cabinets – perfect for both everyday living and entertaining. Step out onto the balcony to relax or host guests in your outdoor space. Soaring vaulted ceilings, knockdown textured walls, luxury vinyl plank/laminate and engineered hardwood flooring throughout, and built-in speakers create a warm, sophisticated ambiance throughout. Stay cool and comfortable year-round with central air conditioning. Upstairs, enjoy a cozy bonus room, three spacious bedrooms, and a full main bathroom. The luxurious primary suite includes a 5-piece ensuite with a skylight, flooding the space with natural light. Wrought-iron railings lend a stylish touch to the staircase. The fully developed walkout basement offers a versatile recreation room, covered deck access, laundry area, and ample storage. Outside, enjoy a huge private yard and the convenience of a double attached front garage. Perfectly situated near schools, parks, playgrounds, and shopping, this home combines practicality with polished design in an ideal location.



Built in 2010

## Essential Information

MLS® #	A2223836
Price	\$749,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,991
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	458 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0H7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Factory Built
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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