

# \$699,900 - 434 Cimarron Boulevard, Okotoks

MLS® #A2212789

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,267 sqft  
Residential on 0.10 Acres

Cimarron, Okotoks, Alberta

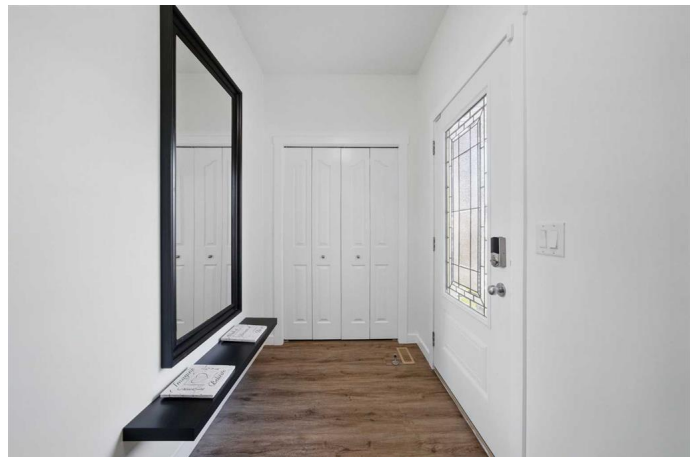
Get ready to fall in love with this bright, beautifully updated home in the vibrant community of Cimarron! With almost 3,200 sq ft of finished space, a walk-out basement, and five true bedrooms, there's room here for the whole family—and then some.

Freshly painted from top to bottom, the main floor welcomes you with a wide-open layout perfect for both everyday living and entertaining. The living room features a cozy gas fireplace and sits adjacent to a versatile office or computer room—ideal for working from home. The sunny kitchen is a showstopper with Brand New Stainless Steel appliances (2-year warranty!), a new sink and faucet, a walk-through pantry, and loads of prep space.

Just off the kitchen, the dining area is perfectly placed next to the deck, making it easy to host dinner parties or enjoy casual meals with a view. The laundry area—complete with a second refrigerator—is conveniently located on the main floor alongside a handy powder room. A double attached garage rounds out the main level, offering plenty of space for vehicles, storage, and more.

Upstairs, the primary suite feels like a retreat with its walk-through closet and spa-inspired ensuite featuring a jetted tub. Two more generous bedrooms, a full bath, and a huge bonus room give everyone their own space to work, play, or chill.

Downstairs? You've got a fully finished walk-out with brand new carpet, a covered



concrete patio, two more great-sized bedrooms, a full bath, and even a fully equipped kitchenetteâ€”ideal for guests, teens, or extended family.

This is a move-in ready home that checks all the boxes in a location youâ€™ll love.

Donâ€™t miss your chanceâ€”Come see it today!

Built in 2009

**Essential Information**

MLS® #	A2212789
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,267
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	434 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s), Separate Entrance

Appliances ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave Hood Fan, Window Coverings, Range

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile, Gas Starter

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 25th, 2025

Days on Market 13

Zoning TN

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.