

\$725,000 - 394 Cimarron Boulevard, Okotoks

MLS® #A2263407

\$725,000

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

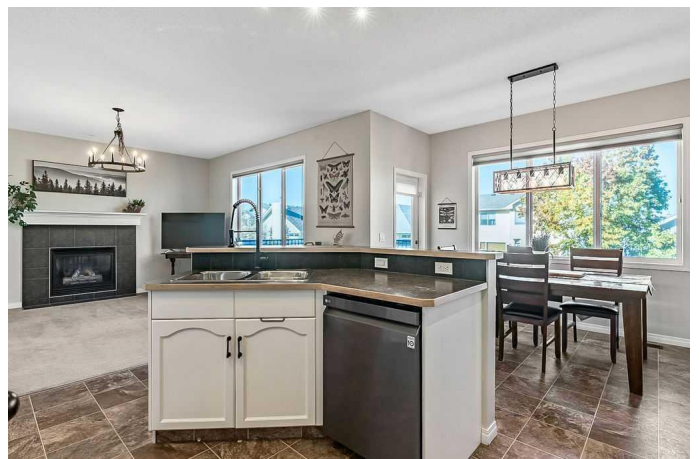
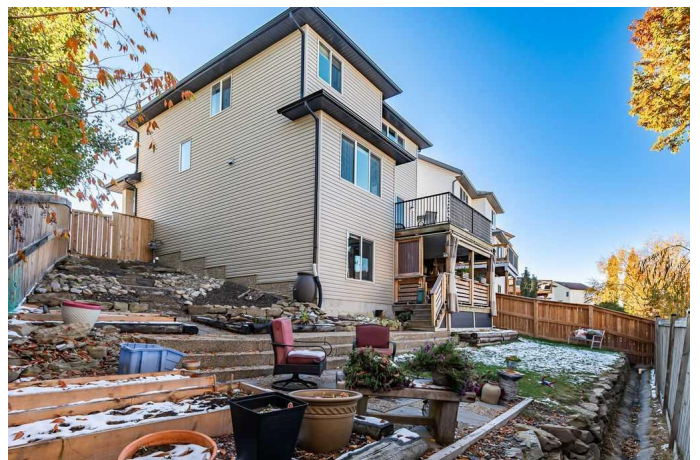
Quick Possession - Move In Ready - Updated and Upgraded 1975 square foot 2 storey fully developed walk out. Located on a small cul-de-sac off of Cimarron Boulevard, this home offers amazing convenience with close proximity to everything you may need. 3 bedrooms on the 2nd floor with the perfect bonus room gives you a ton of life style options and then the fully developed basement gives you even more to work with. The covered porch - off of the walk out basement creates a cottage like atmosphere that is nice and cool on the hot days, but a serene spot to sit outside when the rain falls. The 2 car garage gives you plenty of indoor parking space or storage, as well as a nice big driveway allows for even more parking. Welcome to the terrific community of Okotoks which offers a wide variety of diverse life style options with quick access to the Rocky Mountains, and plenty of local activities, shopping, restaurants, micro breweries, sports teams, and really fun and dynamic downtown core. This home along with the community with which it is located is the perfect place to call home.

Built in 2008

Essential Information

MLS® # A2263407

Price \$725,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	394 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0A9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
-------------------	--------

Lot Description	Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	3
Zoning	TN

Listing Details

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

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.