

# \$489,900 - 303 Cimarron Boulevard, Okotoks

MLS® #A2240431

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

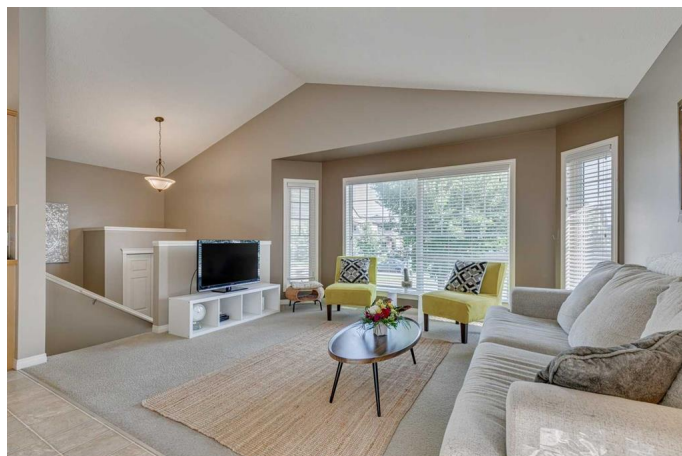
Welcome to this inviting bi-level home featuring vaulted ceilings and a bright, open-concept design. The main floor is filled with natural light, showcasing a spacious living area and a functional kitchen complete with a corner pantry, new stove and 2 yr old dishwasher.

The upper level offers two generously sized bedrooms, including a primary suite with a 4-piece ensuite and a large walk-in closet. Downstairs, the fully finished lower-level impresses with high ceilings, large windows, and a massive family room. You'll also find two additional bedrooms, a large laundry room, and ample space for guests or a home office. Outside, enjoy off-street parking for two vehicles, alley access, and a great location close to local amenities. This well-maintained home has a new hot water heater, the roof is only 5 years old, and it is move-in ready. Did I mention it's a detached home under 500k?

Built in 2004

## Essential Information

MLS® #	A2240431
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,143



Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	303 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplaces	Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	9

Zoning                      TN

**Listing Details**

Listing Office              Century 21 Masters

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