

# \$669,900 - 419 Cimarron Boulevard, Okotoks

MLS® #A2212816

**\$669,900**

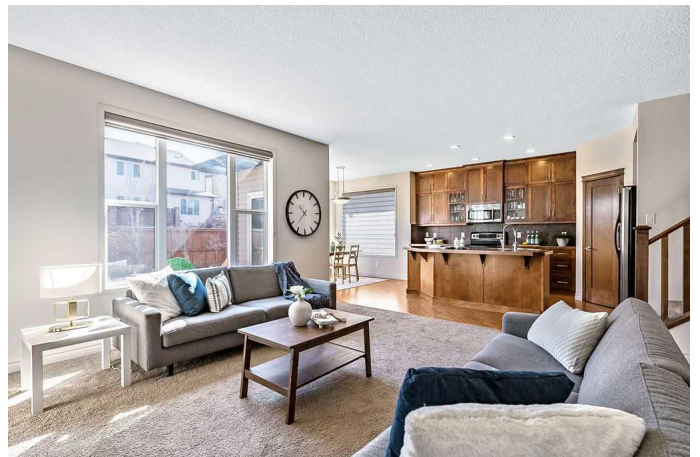
3 Bedroom, 3.00 Bathroom, 2,139 sqft

Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

Step into timeless elegance and modern convenience at this impeccably maintained Cedarglen home. From the spacious foyer, you're welcomed into a thoughtfully designed main level featuring a private office with French doors, a stylish powder room, and a functional laundry/mudroom with a walk-through pantry. The heart of the home is the stunning open-concept kitchen, dining, and living area, where full-height Maple custom cabinetry, a large island with sink, stainless steel appliances, and an abundance of natural light create a space perfect for both entertaining and daily living.

Wall-to-wall windows frame the bright dining area and cozy living room with a beautiful gas fireplace, while sliding doors lead to the sun-drenched South-facing deck and beautifully landscaped backyard. Upstairs, a big bonus room offers endless flexibility—ideal for movie nights or work-from-home zones. Two spacious bedrooms and a well-appointed 4-piece bath complement the luxurious primary suite, featuring a spa-like ensuite with soaking tub, separate shower, and walk-in closet with window. Also has a back alley access to your back yard perfect for RV parking or for future development potential. With an open concept, unfinished basement ready for your vision, this home blends luxury, comfort, and long-term value effortlessly. Additional highlights include newer Furnace (2022) and Air Conditioning (2022) and Hot Water



Tank(2021).

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212816    |
| Price          | \$669,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,139       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 419 Cimarron Boulevard |
| Subdivision | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0A9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Full, Unfinished               |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lighting, Rain Gutters      |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Stone         |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 50               |
| Zoning         | TN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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