

# \$775,000 - 450 Cimarron Circle, Okotoks

MLS® #A2217841

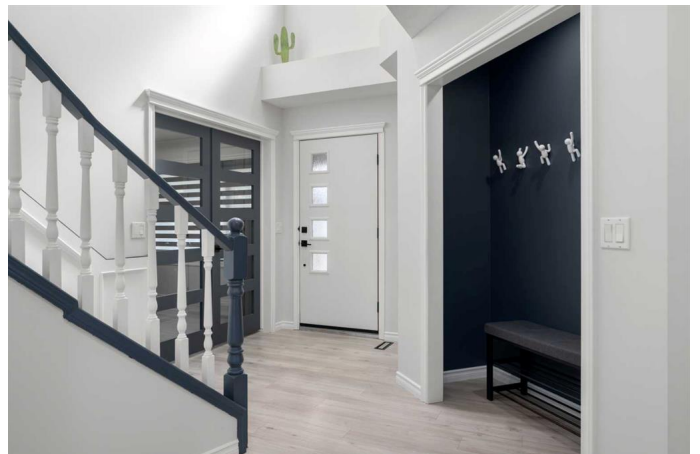
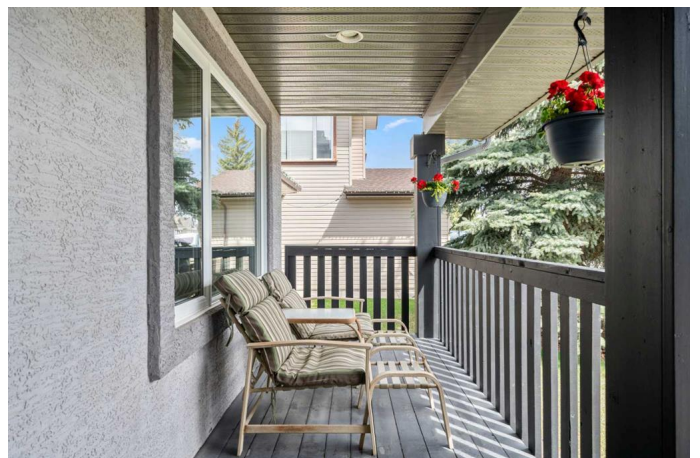
**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,184 sqft

Residential on 0.11 Acres

Cimarron Hill, Okotoks, Alberta

Welcome to this beautifully renovated, Air conditioned, fully finished home located on a quiet street close to schools, shopping and walking paths. As you drive up to the home you will love the cute front porch and the great curb appeal. Step inside to be greeted by Luxury vinyl plank flooring and an open to above entrance. On this floor is a useful front office - perfect for those who work from home! The spacious living room has a gas fireplace and overlooks the backyard - a great place to relax after a long day! The kitchen features a large central island, quartz counters, upgraded appliances including a gas stove, corner pantry and updated cabinets. There is a great breakfast nook with a bay window and door leading onto the covered, screened deck - meaning you can dine outside this summer without any bugs annoying you! Entertain in the large formal dining room with recessed ceiling. Completing this main floor is a renovated 1/2 bath and a large mudroom with lockers. Did I mention the garage has in floor heating? Upstairs are 3 good sized bedrooms and a fabulous laundry room with sink. The spacious primary bedroom has a fabulous, fully renovated ensuite which has a large tiled shower, stand alone tub and a double vanity with quartz counters. Did I mention the walk-in closet with built-in organizers? Completing this floor is a 4 piece family bathroom with a large vanity with quartz counters. In the fully finished basement is a huge family/games room with LVP flooring and a dry bar area.



Bedroom #4 has a built-in desk and there is a 3 piece modernized bathroom with a corner tiled shower. Other updates in the home include triple pane windows (25 year transferable warranty!), new doors and hardware, smart lights in basement rec room and living room, newer HE furnace, light fixtures, paint etc. Spend summer in the fabulous West facing yard with a gas line run to both the patio and the deck.....also there is potential for RV parking as there is a back lane. Don't miss out on this fabulous home in a great location. View 3D Tour/Virtual Tour/Multimedia.

Built in 1997

### **Essential Information**

MLS® #	A2217841
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	450 Cimarron Circle
Subdivision	Cimarron Hill
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S1

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Dry Bar, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Smart Home
Appliances	Central Air Conditioner, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	57
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.