

# \$754,800 - 450 Cimarron Circle, Okotoks

MLS® #A2237942

## \$754,800

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, All poly B inside the home has been changed to PEX, 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® #         | A2237942    |
| Price          | \$754,800   |
| 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, Heated Garage, Insulated, Garage Faces Front |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s), Dry Bar    |
| Appliances        | Central Air Conditioner, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Softener |
| 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    | July 9th, 2025 |
| Days on Market | 3              |
| Zoning         | TN             |

## Listing Details

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

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