

**767 Cimarron Close  
Okotoks, Alberta**

**MLS # A2219937**



**\$650,000**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub		

**Inclusions:** Shed

This well-kept family home offers over 2,500 sq. ft. of developed living space, featuring 5 bedrooms, a spacious family room with a cozy corner gas fireplace, and a versatile hobby room. Step into a generous entryway that flows into the open-concept Great Room, complete with French doors leading to the back deck—perfect for indoor-outdoor living. The warm and inviting dining area showcases built-in maple cabinetry and a second gas fireplace, creating the ideal setting for entertaining. A stylish kitchen highlights maple cabinetry, an island counter, a brand new dishwasher and a walk-in pantry for ample storage and workspace. The main floor includes a large primary bedroom with an oversized walk-in closet, as well as a convenient laundry room equipped with extensive maple cabinetry for added organization. The garage is a double front drive attached. Situated on a quiet pie-shaped lot, this home is ideally located close to schools, parks, and shopping—making it the perfect choice for families seeking comfort and convenience.