

419 Cimarron Boulevard  
Okotoks, Alberta

MLS # A2212816



**\$669,900**

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,139 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Wall-Mounted Cabinets in Office.

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).