

# \$575,000 - 477 Cimarron Boulevard, Okotoks

MLS® #A2211125

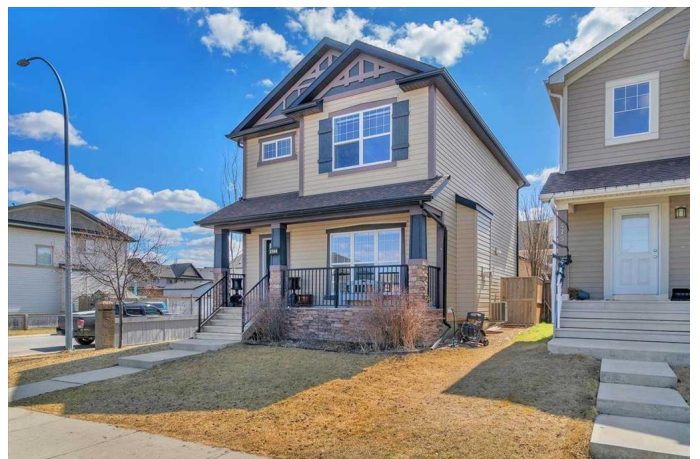
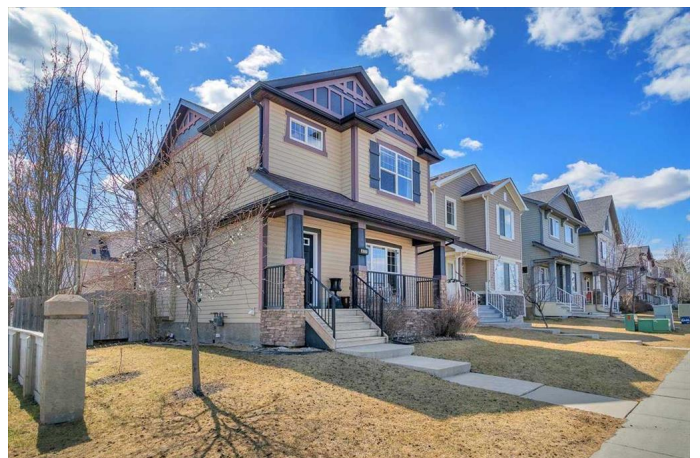
**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.10 Acres

Cimarron, Okotoks, Alberta

Welcome to 477 Cimarron Blvd – A Former Show Home & Recently Renovated with Exceptional Features in the Heart of Okotoks. Step into this beautifully appointed corner-lot home in the highly sought-after Cimarron community, where luxury, comfort, and convenience blend seamlessly. As a former show home, this residence showcases thoughtful upgrades and elegant finishes throughout. It has recently been painted and had new lighting and carpet installed. As you enter, you're welcomed by rich maple hardwood floors and a stunning floor-to-ceiling stone gas fireplace that serves as the centerpiece of the open-concept main living area. Soaring 9-foot ceilings enhance the spacious feel, while an abundance of windows – thanks to the corner lot location – fills the home with natural light. The gourmet kitchen is a chef's dream, featuring granite countertops, stainless steel appliances (including a gas range and microwave hood fan), and a large raised eating bar perfect for casual meals or entertaining guests. A separate granite-topped coffee bar adds both style and function. The adjacent dining area is bright and inviting, with a large picture window dressed in elegant pleated shades for added charm and privacy. Upstairs, the high-end finishes continue. The bathrooms are outfitted with granite countertops and sleek vessel sinks, and the spacious primary suite is wired for sound with built-in speakers – also located in the kitchen,



great room, ensuite, and even out on the deck. Whether you're relaxing inside or entertaining outside, enjoy your favorite music throughout the home. Central air conditioning provides year-round comfort. Additional highlights include knock-down ceilings, a wide staircase, and a fully insulated and drywalled basement that's ready for your personal touch. Outside, the sunny south-facing backyard offers low-maintenance landscaping, a large wooden deck, mature trees for privacy, a heated double detached garage, and even RV parking.

Located in the vibrant Cimarron community, this home is more than just a place to live—it's a lifestyle. Enjoy over 20 acres of green space, including a beautiful Central Park with playgrounds and a toboggan hill. An extensive network of more than 8 km of pathways connects you to local schools, parks, and the scenic Sheep River Escarpment. Plus, with shopping, schools, and recreational amenities just minutes away, everything you need is right at your doorstep.

Don't miss this opportunity to own a truly exceptional home in one of Okotoks's most desirable neighborhoods. Book your showing today and come experience all that 477 Cimarron Blvd and the community of Cimarron have to offer.

Built in 2011

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2211125  |
| Price      | \$575,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 1,502       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 477 Cimarron Boulevard |
| Subdivision | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S0J6                 |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                            |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, On Street, RV Access/Parking, Insulated |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings, Gas Oven                                            |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters, Storage                                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 3             |
| Zoning         | TN            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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