

# \$639,900 - 754 Cimarron Close, Okotoks

MLS® #A2264411

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,639 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Welcome to this beautifully maintained 4 bedroom, 3.5 bathroom home, tucked away on a peaceful cul-de-sac in one of Okotoks' most desirable communities. From the moment you arrive, you'll be drawn in by the inviting front porch, perfect for your morning coffee or evening chats with neighbours.

The bright and airy open-concept main floor is filled with natural light and features a freshly painted feature wall, cozy fireplace, and a spacious layout that's ideal for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances and seamlessly flows into the dining and living areas. A conveniently located laundry room with a brand new washer completes the main level.

Upstairs, you'll find three generous bedrooms, including a primary suite with a relaxing soaker tub in the ensuite. Freshly cleaned carpets provide a clean, move-in-ready feel throughout. The fully developed basement adds even more functional living space with a large family room, a cozy office or den tucked behind a stylish barn door, and an additional bedroom. Outside you will find a private, fully fenced backyard, featuring a newly stained deck, patio area, and mature landscaping with established trees, including fruit trees and a garden. Additional highlights include a double attached garage with ample storage, nearby walking paths, a scenic pond, and open green spaces. You'll also love the close-knit feel of



the neighbourhood, complete with annual block parties and a welcoming community spirit. This home offers the perfect blend of comfort, style, and location, all just minutes from schools, shopping, and amenities.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264411    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,639       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 754 Cimarron Close |
| Subdivision | Cimarron           |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 1X4            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                                                                                               |
| Cooling         | None                                                                                                                                |
| Fireplace       | Yes                                                                                                                                 |
| # of Fireplaces | 1                                                                                                                                   |
| Fireplaces      | Gas, Living Room, Mantle                                                                                                            |
| Has Basement    | Yes                                                                                                                                 |
| Basement        | Full                                                                                                                                |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard, Rain Barrel/Cistern(s) |
| Lot Description   | Back Yard, Cul-De-Sac                |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 29                 |
| Zoning         | TN                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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