

\$629,900 - 222 Cimarron Boulevard, Okotoks

MLS® #A2212181

\$629,900

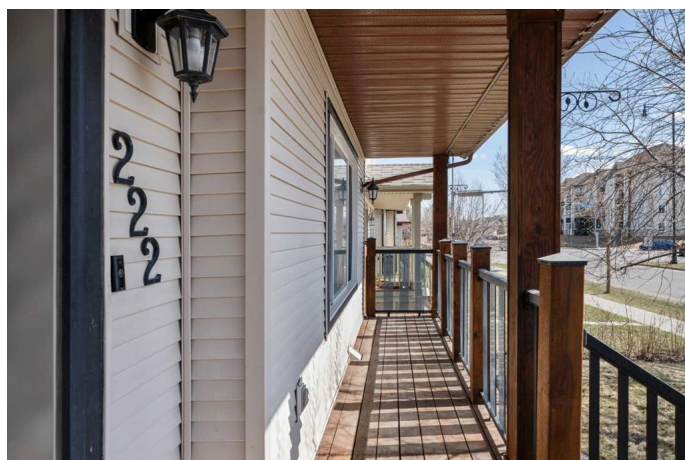
4 Bedroom, 4.00 Bathroom, 1,476 sqft

Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

OPEN HOUSE FRIDAY 18TH April 12-2PM

If you are looking for a beautifully renovated home with a fabulous oversized garage and an illegal basement suite then this is it! The 22 x 24 garage is heated, with 8ft doors and 10ft ceilings and an audio visual system with speakers, the perfect "retreat"- you rarely see a garage like this! The home offers over 2165 sq ft of developed space and has a separate side entrance to access the basement - perfect for multigenerational living! As you walk up to the front of the home you are impressed with the large covered porch that extends the width of the home. As you step inside you will love the gleaming hardwood floors and the abundance of natural light. The large living room features a stacked stone wall with a gas fireplace and built in shelving - a great place to relax after a long day! The renovated kitchen features high end appliances including a 6 burner "Bluestar" gas stove and a Bosch built in coffee machine. There are gleaming granite counters, espresso cabinets and a corner pantry. Entertain in the dining area or open the French doors onto the large deck and have a BBQ! Completing this level is a laundry/ mud room with built in cabinets and a half bath. Upstairs are 3 good sized bedrooms. The spacious master bedroom features a fireplace with modern tiled surround, a walk in closet and a 3 piece ensuite with gorgeous tiled shower with body jets and a large vanity with granite counter and built in drawers. Completing this floor is a 4



piece family bathroom with updated vanity with granite counter. The illegal basement suite has an exterior entrance but can also be accessed from inside the home. The basement has a large family room with stacked stone corner fireplace, a kitchenette featuring electric cooktop, microwave hood fan and a refrigerator. There is a spacious bedroom, a fully tiled bathroom with large modern tiled rain shower and space for a sauna. There are extra washer and dryer hookups in the basement if you require them. This lovely home features fresh paint throughout, custom blinds, a reverse osmosis system and central vac. This home must be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!

Built in 2004

Essential Information

MLS® #	A2212181
Price	\$629,900
Sold Price	\$640,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,476
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	222 Cimarron Boulevard
Subdivision	Cimarron
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 2E5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Built-in Features, Central Vacuum, French Door, Granite Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop, Gas Stove, Microwave Hood Fan, Range Hood
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Basement, Living Room, Master Bedroom, Stone, Tile
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Landscaped, Rectangular Lot, Back Lane, Front Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Date Sold	April 21st, 2025
Days on Market	4
Zoning	TN
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.