

# \$689,900 - 44 Cimarron Crescent, Okotoks

MLS® #A2248449

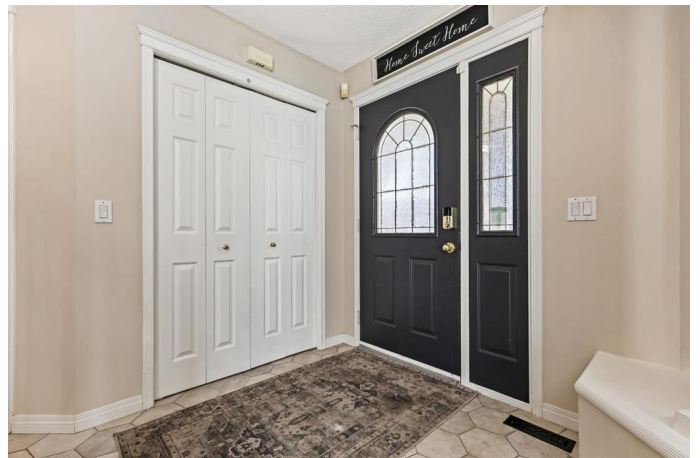
**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.13 Acres

Cimarron, Okotoks, Alberta

OPEN HOUSE CANCELLED SUNDAY SEPT 28, 1-3PM Welcome to 44 Cimarron Crescent, a well maintained and thoughtfully updated family home offering over 2,899.35 sq ft of living space. Tucked away on a quiet crescent, this home delivers both comfort and convenience, just minutes to schools, shopping, sheep river, community pathways as well as a future skate park and new playground (fall 2025). The charming front porch offers a warm welcome, and inside, the open-to-above foyer makes a bright and spacious first impression. The main floor is designed for everyday living with a home office, a convenient laundry/mudroom, and a powder room. There is also a front flex room, ideal for formal dining or a secondary sitting area, in addition a cozy great room with a gas fireplace and custom built-in cabinetry. The fully renovated kitchen features quartz countertops, modern open shelving, updated cabinetry and newer stainless steel appliances. The kitchen island offers additional prep space and seating, and the walk-in pantry provide practical storage. Large windows throughout complete this bright and functional space. From the kitchen, step outside onto a new durable composite deck - perfect for outdoor dining or quiet mornings overlooking the spacious backyard, which offers plenty of room for kids, pets, or future landscaping plans. Upstairs, the spacious primary bedroom includes a four-piece ensuite and generous walk-in closet. Two additional bedrooms share



the main bathroom, and the layout provides plenty of space for the entire family. The fully finished walkout basement adds valuable living space, including a fourth bedroom, a full bathroom, and a large recreation and TV area. There is also a well sized storage room, ideal for seasonal items or extra household needs. Additional highlights include central air conditioning for year-round comfort, a double attached garage with additional storage in backyard shed. Throughout the home you'll find thoughtful updates such as luxury vinyl plank flooring and custom tile work, blending modern design with everyday functionality. This is a move-in-ready home in a desirable community with everything your family needs. Contact your favourite REALTOR today to schedule a private showing!

Built in 1999

### **Essential Information**

MLS® #	A2248449
Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Cimarron Crescent
Subdivision	Cimarron
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 1S7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Chandelier
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Insert
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 25th, 2025
Days on Market	3
Zoning	TN

### Listing Details

Listing Office	URBAN-REALTY.ca
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