

\$669,900 - 754 Cimarron Close, Okotoks

MLS® #A2264411

\$669,900

4 Bedroom, 4.00 Bathroom, 1,639 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

**** OPEN HOUSE: Saturday, October 25 at 1:00-3:00pm **** 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	\$669,900
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	Fireplace(s), Forced Air, Natural Gas
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	8
Zoning	TN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.