

**303 Cimarron Boulevard  
Okotoks, Alberta**

**MLS # A2240431**



# \$489,900

<b>Division:</b>	Cimarron		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this inviting bi-level home featuring vaulted ceilings and a bright, open-concept design. The main floor is filled with natural light, showcasing a spacious living area and a functional kitchen complete with a corner pantry, new stove and 2 yr old dishwasher. The upper level offers two generously sized bedrooms, including a primary suite with a 4-piece ensuite and a large walk-in closet. Downstairs, the fully finished lower-level impresses with high ceilings, large windows, and a massive family room. You'll also find two additional bedrooms, a large laundry room, and ample space for guests or a home office. Outside, enjoy off-street parking for two vehicles, alley access, and a great location close to local amenities. This well-maintained home has a new hot water heater, the roof is only 5 years old, and it is move-in ready. Did I mention it's a detached home under 500k?