

# \$1,299,000 - 90 Cimarron Estates Drive, Okotoks

MLS® #A2213868

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 2,983 sqft

Residential on 0.28 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to your dream home! This stunning 2,983 sq ft estate offers 3 bedrooms, 2.5 bathrooms, and is situated on a large walkout lot backing onto peaceful green space in a prestigious community. Step inside to discover a thoughtfully designed open-concept layout, featuring a side drive triple-car garage, a main floor flex room, and open-to-above ceilings in the great room with an elegant gas fireplace. The chef-inspired gourmet kitchen is fully upgraded with stainless steel appliances, quartz countertops, a beverage bar station, butler's pantry, and a walk-in pantry – perfect for entertaining. Enjoy elevated dining under the raised ceiling in the dining area, or take your gatherings outside onto the enormous vinyl rear deck, designed to maximize indoor-outdoor living with serene views of the green space. The mudroom includes built-in lockers and a walk-in closet, making daily routines seamless. Upstairs, unwind in the spacious loft, and retreat to the luxurious primary suite with a spa-inspired ensuite and expansive walk-in closet. The home is filled with oversized windows, bringing in an abundance of natural light throughout. Additional features include a developed basement stairwell leading to a bright, undeveloped walkout basement ready for your personal touch. Don't miss this exceptional opportunity to own a home that combines function, luxury, and timeless design – all nestled against tranquil green space! This is one of the last opportunities to



purchase a new home in the prestigious community of Cimarron Estates! \*\*Photos are representation only. Exact layout and interior selections will differ. Estimated possession of September 2025.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213868    |
| Price          | \$1,299,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,983       |
| Acres          | 0.28        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 90 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0R1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
|                 | Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows            |
| Appliances      | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator |
| Heating         | Forced Air                                                                              |
| Cooling         | None                                                                                    |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas                                                                                     |
| Has Basement    | Yes                                                                                     |
| Basement        | Full, Unfinished, Walk-Out                                                              |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony                                                     |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame, Cement Fiber Board                              |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 51               |
| Zoning         | TN               |
| HOA Fees       | 1                |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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