

# \$1,224,999 - 13 Cimarron Estates Gardens, Okotoks

MLS® #A2191052

**\$1,224,999**

4 Bedroom, 4.00 Bathroom, 1,688 sqft

Residential on 0.24 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to this stunning 2023-built bungalow in the highly desirable Cimarron Estates of Okotoks. This spacious home offers 4 bedrooms and 3.5 bathrooms, combining modern luxury with functional living space.

The chef-inspired kitchen features quartz countertops, a large island, double ovens (one being a microwave and oven combo), an induction cooktop, and a walk-in pantry. Inside the pantry, you'll find extra refrigerator, cupboards and a shelf, adding even more storage and convenience for all your culinary needs. The open-concept living and dining areas are bright and inviting, with a cozy natural gas fireplace in the living room. Sliding patio doors lead to a south-facing deck and a private backyard.

The primary bedroom is a peaceful retreat, complete with a generous walk-in closet and a luxurious 5-piece ensuite bath featuring beautiful ceramic tile. A second bedroom on the main floor features a Murphy bed, offering flexibility as a guest room or home office. This room also includes its own 3-piece ensuite bath. The main floor also includes a convenient 2-piece bathroom and a well-sized laundry area.

The fully finished basement offers two additional bedrooms, a 4-piece bathroom, and a versatile flex space, perfect for a media room, home office, or play area. The flex



space also includes a spacious family room. Thereâ€™s also plenty of additional storage space in the basement, including a fun kidsâ€™ play area under the stairs, which can be used for either play or extra storage.

The heated triple car garage provides ample space for parking and storage, with an extra parking spot beside it for guests or additional vehicles. The exposed aggregate concrete driveway adds curb appeal and ensures easy access to the home.

Additional features include central air, built-in closet organizers, a water softener, and a water filtration system. The home is beautifully finished with vinyl plank flooring across the main floor, adding both style and durability. Located close to the serene Sheep River, this home offers a peaceful setting with easy access to nature trails and is ideally situated near schools, shopping, and all the amenities Okotoks has to offer.

Donâ€™t miss out on this incredible opportunityâ€”schedule your viewing today!

Built in 2023

**Essential Information**

MLS® #	A2191052
Price	\$1,224,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,688
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	13 Cimarron Estates Gardens
Subdivision	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0R1

### Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Aggregate, Front Drive, Guest, Heated Garage, Insulated, Off Street, Outside, Parking Pad, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Induction Cooktop, Refrigerator, Washer/Dryer, Water Softener
Heating	Natural Gas, Central, Floor Furnace, Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Interior Lot, Lawn, Landscaped, Level, Private, Street Lighting, Subdivided, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed, Post & Beam, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 31st, 2025
Days on Market	91
Zoning	TN

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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