

\$1,175,000 - 102 Cimarron Estates Drive, Okotoks

MLS® #A2222812

\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.25 Acres

Cimarron Estates, Okotoks, Alberta

Uncover your ideal custom estate in the sought-after Cimarron Estates community of Okotoks. This breathtaking newly built home is situated on a meticulously landscaped 1/4 acre walkout lot and offers almost 3500 sq ft of beautifully crafted living space. With high-end finishes, expansive windows, and stunning architectural details, this property stands out as truly remarkable. Upon entry, you are greeted by a spacious foyer that radiates an open, airy feel enhanced by refined accents. Adjacent to the entryway, a sophisticated main floor office, tucked behind an elegant barrel archway, provides a serene space for work or relaxation. The main level is adorned with luxurious vinyl plank flooring and oversized windows that bathe the area in natural light. At the heart of this home lies a chef-inspired kitchen, featuring a striking custom stone accent wall with unique open shelving, sleek stone countertops, a gas cooktop, and built-in oven and microwave. A large walk-in pantry ensures ample storage, while the nearby mudroom and main floor laundry, cleverly concealed behind another barrel archway, add both style and practicality. The open-concept living and dining space is ideal for entertaining, while the living room impresses with soaring 20-foot ceilings and a stunning floor-to-ceiling custom stone gas fireplace, creating a warm yet majestic ambiance. Upstairs, you'll discover four generous bedrooms (one open space-no door) including an exquisite primary suite featuring a spa-like ensuite with dual



vanities, a freestanding soaker tub, a fully tiled walk-in shower, and a spacious walk-in closet. The newly developed walkout basement (currently used as a 5th bedroom) offers a sizable recreation area centered around an elegant electric fireplace. A full bathroom, adorned with designer tile and heated floors, adds a touch of luxury. Step outside to the lower level, where an exposed aggregate patio awaits, perfect for enjoying summer evenings. Additional features include central air conditioning, a water softener, and an oversized double attached garage complete with a built-in dog wash station. The expansive, fully landscaped yard includes a gravel dog run conveniently situated at the side of the home, while the exposed aggregate driveway enhances curb appeal and provides extra parking. Nestled in the prestigious Cimarron Estates, this home beautifully blends luxurious estate living with everyday convenience. Enjoy immediate access to scenic walking paths just steps away from the picturesque Sheep River Valley. Families will appreciate the close proximity to schools, parks, playgrounds, and quick access to Costco and nearby shopping amenities.

Built in 2023

Essential Information

MLS® #	A2222812
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,411
Acres	0.25
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	102 Cimarron Estates Drive
Subdivision	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0R1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Masonry, Stone, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
-------------	----------------

Days on Market	16
Zoning	TN

Listing Details

Listing Office	CIR Realty
----------------	------------

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