\$699,900 - 22 Cimarron Trail, Okotoks

MLS® #A2211951

\$699,900

3 Bedroom, 4.00 Bathroom, 1,871 sqft Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Discover your dream home, backing onto a beautiful environmental reserve. Welcome to this bright and cheery home, perfectly situated in a sought-after location that backs onto a huge environmental reserve and green space, seamlessly connecting to the river walking path system. Inside, the main level features newer vinyl plank flooring creating a warm and modern vibe throughout. The spacious kitchen has stainless steel appliances, an island, and a corner pantry, all open to the living and dining areas, making entertaining a breeze. The living room offers a cozy gas fireplace, and the dining area opens to a deck that's ideal for morning coffee. The fully finished walkout basement has another gas fireplace, and a large rec room and a 3-piece Bathroom. Step outside to a lower patio and enjoy the landscaped backyard with breathtaking views of the adjacent greenspace. Upstairs, you'II find three generously sized bedrooms, including a master bedroom complete with a large walk-in closet and private ensuite. All bathrooms have been tastefully updated with stone countertops, new flooring, modern sinks, and contemporary lighting. Did we mention the roof was replaced in 2017, newer hot water heater (2022), new carpet upstairs, fresh paint on the upper 2 levels, updated lighting, new water softener, and central A/C for those warm summer days. The lower patio has a concrete pad reinforced and wired for a hot tub and the yard has new professionally installed deer fencing. This







home is located close to schools, shopping, and amenities, which offers both comfort and convenience. With so many thoughtful updates and a truly unbeatable location, this is one you won't want to miss!

Note, sellers are offering a \$1400 credit for kitchen countertop resurfacing.

Built in 2000

Essential Information

MLS® # A2211951 Price \$699,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,871 Acres 0.11 Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 22 Cimarron Trail

Subdivision Cimarron
City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 1V8

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters,

High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry,

Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Recreation Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 8

Zoning TN

Listing Details

Listing Office Century 21 Masters

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