

\$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

SHOW HOME FOR SALE! Leaseback opportunity at \$5,420/month for 6-12 months, providing you instant income + a beautiful brand new show home at possession!

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 â€” 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, Vinyl Windows, Separate Entrance

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Bar Fridge, Built-In Oven, Gas Cooktop

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 Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 76

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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