

# \$785,000 - 94 Cimarron Drive, Okotoks

MLS® #A2223166

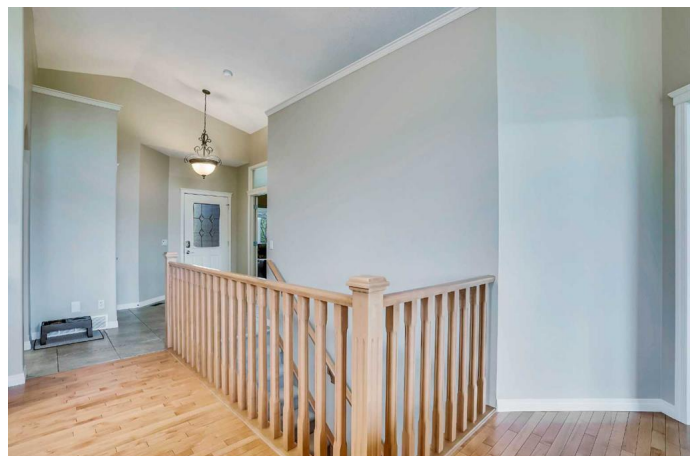
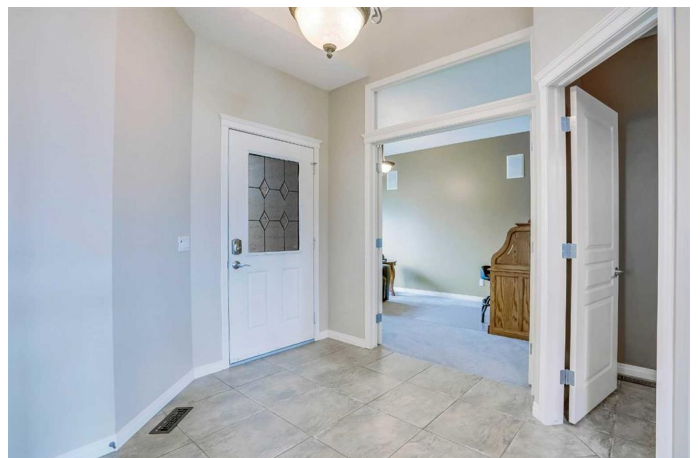
**\$785,000**

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.13 Acres

Cimarron, Okotoks, Alberta

Welcome to this stunning bungalow that offers peace, tranquility, and breathtaking views from every angle! Nestled against the serene Environmental Reserve and Sheep River walking paths, this home is the perfect sanctuary for those seeking a blend of nature and luxury. Bright & Open Living Space with Vaulted ceilings has new paint on the main level and triple paned windows installed in 2023. Central air will keep you comfortable in the warmer months ahead. Two skylights in the kitchen create an airy, spacious atmosphere. The entire back wall of the home is lined with windows, capturing the stunning views of the natural surroundings. Relax in the charming living room space offering a stunning gas fireplace. The chef-inspired kitchen features cherrywood cabinetry, crown mouldings, granite countertops and newer stainless steel appliances (2023). A large island offers additional seating, and the spacious corner pantry ensures youâ€™ll have plenty of storage. The front flex room provides the perfect space for a home office or whatever your heart desires. Spacious primary bedroom enjoys peaceful views of the environmental reserve, and has newer carpet (2024), a large walk-in closet, and a 5-piece ensuite with a jetted tub, double sinks, and separate shower. Step down to the lower level with 9' ceiling and large windows bringing in natural light. Lower level also features slab heating and a huge recreation /family room. Two additional bedrooms, and a full bathroom



makes great space for the kids or guests. Plenty of storage for all your needs! Enjoy easy-to-maintain yard space. A rear deck has newer vinyl , aluminum railings plus additional storage underneath. A poured concrete pad provides the ideal space for outdoor entertaining or relaxing in a cooler space. For added convenience, the double attached garage provides ample space for vehicles and storage. Walk right out your back door to explore the beauty of the Environmental Reserve and Sheep River walking paths. A true retreat for nature lovers and those looking to escape the hustle and bustle of everyday life. Embrace what awaits you.

Built in 2003

### **Essential Information**

MLS® #	A2223166
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	94 Cimarron Drive
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1R6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Rain Gutters
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	14
Zoning	TN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

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