

# \$750,000 - 169 Cimarron Drive, Okotoks

MLS® #A2242495

**\$750,000**

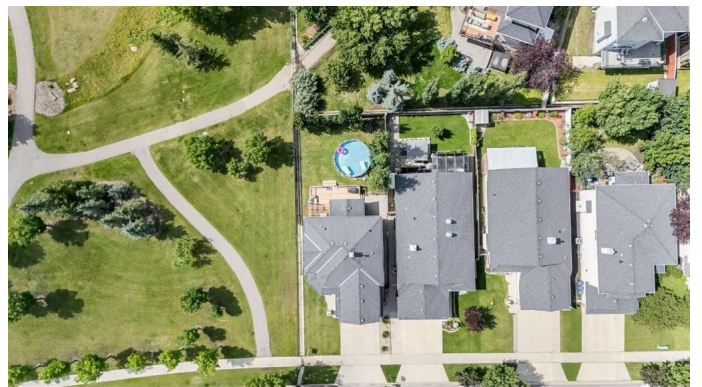
4 Bedroom, 5.00 Bathroom, 1,971 sqft  
Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

OPEN HOUSE THIS SATURDAY AUG 2nd 2-4 pm! Charming residence nestled beside a stunning green space that features playing fields, a toboggan hill, a playground, a serene pond, and pathways leading directly to an elementary school and various amenities. This nearly 2000 sq ft home showcases upgraded hardi board siding, a freshly painted interior, a newer roof and additional windows that invite plenty of natural light and offer exceptional views. Step into the home from the welcoming verandah, through the tiled foyer, and into the expansive and bright living room, complete with a cozy gas fireplace. The kitchen boasts an island, upgraded appliances, and opens to a vaulted nook/dining area that overlooks the spacious backyard, which includes a composite deck, stone patio, and pool which all sides onto greenspace! Upstairs, you'll find a generously sized bonus room with a vaulted ceiling, a large and bright master bedroom featuring a walk-in closet, ensuite bathroom with new floors, and soaker tub, along with two additional well-sized bedrooms and another full bathroom. The fully finished lower level is perfectly designed to host a large movie room, a gym space, a 4th bedroom, and a 3 piece bathroom. Enjoy the comfort of this beloved home, perfectly situated in a fantastic neighborhood!

Built in 2007

## Essential Information



MLS® #	A2242495
Price	\$750,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,971
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	169 Cimarron Drive
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2P4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	12
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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