

\$525,000 - 110 Cimarron Meadows Way, Okotoks

MLS® #A2189623

\$525,000

3 Bedroom, 4.00 Bathroom, 1,536 sqft

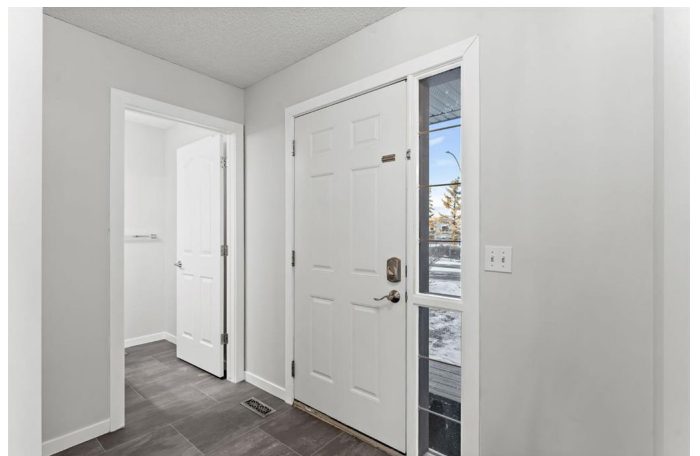
Residential on 0.09 Acres

Cimarron, Okotoks, Alberta

Discover your dream home in the heart of Okotoks! Located in the charming community of Cimarron, this property offers the ideal blend of small-town warmth and modern conveniences. Situated directly across from a playground, park, and scenic walking paths, this home is perfectly positioned for family fun and outdoor adventures. Plus, the Cornerstone shopping mall is just a five-minute walk away, providing instant access to groceries, restaurants, retail shops, and urgent care at the Okotoks Health & Wellness Centre.

Education is a breeze with top-rated schools nearby! St. Mary's™ Elementary, St. John Paul II Middle School, Westmount School (K-9), and Foothills Composite High School are all within a 10-minute walk—making school runs hassle-free.

This beautiful two-story, three-bedroom home has been freshly updated with professional cleaning, new paint, new blinds, and brand-new carpeting upstairs. Start your mornings on the welcoming front porch, the perfect spot for a relaxing cup of coffee. Inside, the main floor features a spacious office and a convenient half bath near the entryway. The open-concept living room, dining area, and kitchen create a bright and inviting space that's™ perfect for entertaining. Step out to your expansive backyard, ideal for summer BBQs! The kitchen offers ample storage with a corner pantry and has been recently updated with a new



dishwasher (2021) and fridge (2019).

Upstairs, youâ€™ll find the primary suite, complete with ensuite bath and a walk-in closet. Two additional bedrooms provide plenty of flexibility for kids, guests, or a second office space. The fully finished basement includes a large recreation room and a two-piece bathroom, offering even more room for family living. The laundry room provides a ton of additional storage, and the furnace just underwent professional maintenance and cleaning.

The south-facing backyard boasts an exposed aggregate patio, ideal for soaking up the summer sun, with plenty of space to add a double car garage.

With convenient access to Calgary via Highway 2A, Cimarron is perfect for commuters seeking a peaceful retreat from the city's hustle and bustle.

Donâ€™t miss out on this incredible opportunityâ€”schedule your showing today!

Built in 2004

Essential Information

MLS® #	A2189623
Price	\$525,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,536
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	110 Cimarron Meadows Way
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1W1

Amenities

Parking Spaces	3
Parking	Additional Parking, Gravel Driveway, Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Date Sold	February 11th, 2025
Days on Market	19
Zoning	R-1A
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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