

\$539,900 - 91 Cimarron Meadows Way, Okotoks

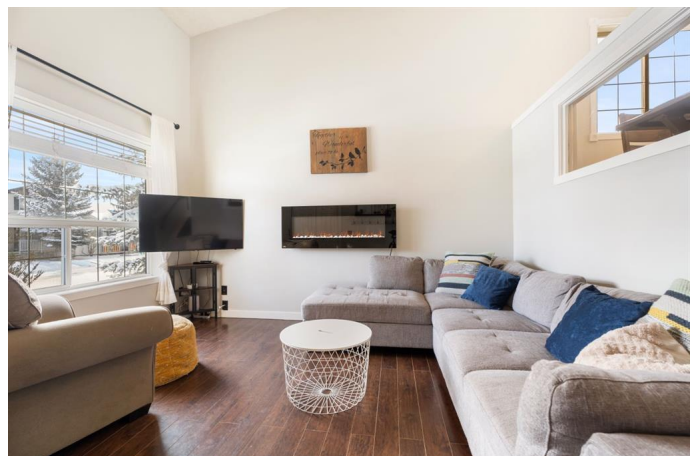
MLS® #A2192426

\$539,900

3 Bedroom, 2.00 Bathroom, 1,056 sqft
Residential on 0.11 Acres

Cimarron Meadows, Okotoks, Alberta

Located in the heart of Cimarron this fully developed bilevel is ideally located on a corner lot offering a large yard that sides a park and playground. This bright and inviting home features a sunken living room with vaulted ceilings, allowing for tons of natural light to pour in. The updated kitchen boasts modern finishes, white cabinetry, a corner pantry, and a dining area. The master bedroom is generously sized with plenty of room for your furniture and a large walk-in closet. A second upper bedroom and a full bathroom complete the main level. The fully developed basement is a perfect retreat with a third bedroom, an office, a spacious rec room, and a second bathroom. Additionally, there is plenty of storage space throughout the home. The bilevel windows ensure the basement is bright and welcoming. Step outside from the kitchen to the two-tiered back deck, which features a covered area and a BBQ gas line. The expansive side yard provides endless possibilities for gardening or outdoor play for kids and pets. The heated garage includes 220v wiring, perfect for all your projects. Parking is abundant with plenty of space available on side streets. Located in a fantastic neighborhood, you are just steps away from shopping, schools, scenic pathways, and the river valley. Incredible opportunity for an investment property, right sizers or first time buyers to enter the market in a price range hard to come by. Check out the virtual tour.



Built in 2001

Essential Information

MLS® #	A2192426
Price	\$539,900
Sold Price	\$560,600
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	91 Cimarron Meadows Way
Subdivision	Cimarron Meadows
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1W1

Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage

Interior

Interior Features	Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Playground, Private Yard, Storage
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Date Sold	February 12th, 2025
Days on Market	5
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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