

# \$699,900 - 22 Cimarron Trail, Okotoks

MLS® #A2211951

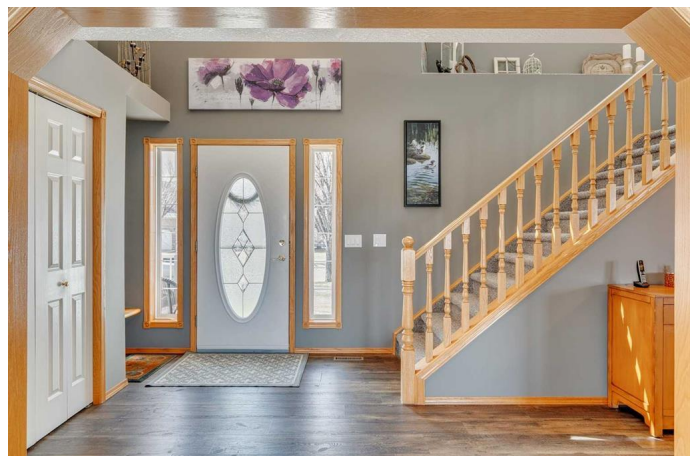
**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,871 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Discover your dream home, backing onto a beautiful environmental reserve. Welcome to this bright and cheery home, perfectly situated in a sought-after location that backs onto a huge environmental reserve and green space, seamlessly connecting to the river walking path system. Inside, the main level features newer vinyl plank flooring creating a warm and modern vibe throughout. The spacious kitchen has stainless steel appliances, an island, and a corner pantry, all open to the living and dining areas, making entertaining a breeze. The living room offers a cozy gas fireplace, and the dining area opens to a deck that's ideal for morning coffee. The fully finished walkout basement has another gas fireplace, and a large rec room and a 3-piece Bathroom. Step outside to a lower patio and enjoy the landscaped backyard with breathtaking views of the adjacent greenspace. Upstairs, you'll find three generously sized bedrooms, including a master bedroom complete with a large walk-in closet and private ensuite. All bathrooms have been tastefully updated with stone countertops, new flooring, modern sinks, and contemporary lighting. Did we mention the roof was replaced in 2017, newer hot water heater (2022), new carpet upstairs, fresh paint on the upper 2 levels, updated lighting, new water softener, and central A/C for those warm summer days. The lower patio has a concrete pad reinforced and wired for a hot tub and the yard has new professionally installed deer fencing. This



home is located close to schools, shopping, and amenities, which offers both comfort and convenience. With so many thoughtful updates and a truly unbeatable location, this is one you won't want to miss!

Note, sellers are offering a \$1400 credit for kitchen countertop resurfacing.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211951    |
| Price          | \$699,900   |
| Sold Price     | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,871       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 22 Cimarron Trail |
| Subdivision | Cimarron          |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 1V8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Storage, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Stove, Range Hood, Washer                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Recreation Room                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                                          |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Private |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Date Sold      | May 16th, 2025   |
| Days on Market | 22               |
| Zoning         | TN               |
| HOA Fees       | 0.00             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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