

\$865,000 - 106 Cimarron Drive, Okotoks

MLS® #A2220156

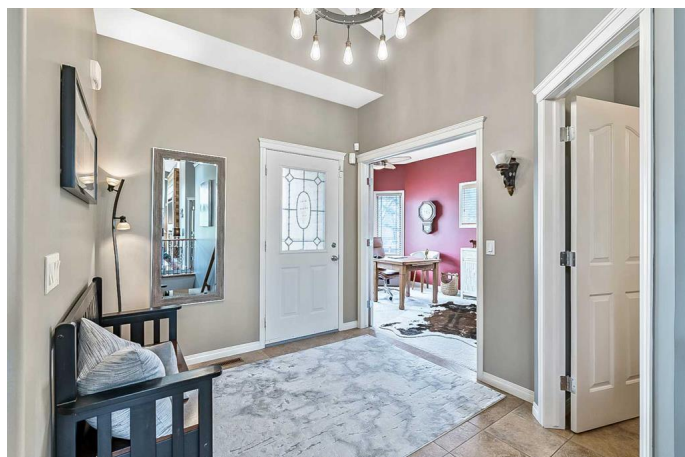
\$865,000

4 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.14 Acres

Cimarron, Okotoks, Alberta

This stunning Cimarron bungalow boasts an amazing location backing on the sprawling Sheep River environmental reserve! Enjoy the miles of walking paths, parkland, and the river. This impeccable property offers it all with over 1525 sq feet of main floor living with vaulted ceilings and gleaming hardwood floors in the great room. The modern open kitchen features quartz countertops, beautiful wood cabinets, and a pantry. The main level includes a home office or den with French Doors, a perfect home work space. The main floor includes the generous primary suite includes a spacious 4 piece ensuite with soaker tub and separate shower, and a generous walk in closet. The bright and airy great room is the heart of the home with large windows, skylights, and a feature wall fireplace. The adjacent dining area is ideal for large gatherings, and leads out to the raised concrete deck and the manicured yard. This home is perfect for entertaining with the spacious great room, dining area and open floor plan. A large and practical main floor laundry room with sink, cupboards and walk in closet are conveniently located off the kitchen. The lower level has been professionally developed with infloor heating and large windows which draw lots of light. The lower level offers 3 bedrooms, a full bathroom, and a spacious family room with corner stone gas fireplace. This is the perfect space for enjoying movie night or watching the big game! The backyard is a peaceful and private oasis with a large raised deck, aggregate patio, and



beautiful landscaping. Relax in the back yard and enjoy the sunsets, sunrise, and nature and take in the sweeping views all around you. If you are looking for a special home in an outstanding location, this is truly a must-see home. Offering over 2800 square feet of thoughtful luxury living space and an amazing location, this is a perfect home!

Built in 2001

Essential Information

MLS® #	A2220156
Price	\$865,000
Sold Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	106 Cimarron Drive
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated

Waterfront	River Access, See Remarks
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Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Mantle, Stone, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Lawn, Treed, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Date Sold	May 26th, 2025
Days on Market	4
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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