

\$769,900 - 39 Cimarron Trail, Okotoks

MLS® #A2222603

\$769,900

3 Bedroom, 3.00 Bathroom, 1,489 sqft

Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

Welcome to this immaculate one owner, custom built bungalow backing onto greenspace. This gorgeous home wows from the moment you walk in, with beautiful tiled flooring throughout the main traffic areas, gleaming hardwood, high ceilings, crown moulding and an abundance of natural light. The main floor features a large flex room with hardwood floors (could be used as an additional bedroom if needed). Step into the impressive white kitchen that features a Sub-Zero refrigerator, built in stainless steel oven, gas cooktop, Corian counters, corner pantry, imported tile backsplash, large island and an impressive 17 drawers for storage! The kitchen has a triple pane skylight (installed in 2023), so there is lots of natural light. Entertain in the large dining area which overlooks the backyard and greenspace beyond. Did I mention the built in china cabinet in the dining area? Step out into the west facing yard and dine alfresco on the exposed aggregate patio with lovely gazebo. Relax in the spacious living room with 2 way gas fireplace, gorgeous hardwood floors and west facing views. The large primary bedroom features hardwood flooring, a walk in closet with built in organizers and a five piece ensuite with soaker tub, large vanity and a bidet. Completing this main level is a laundry/mudroom and a half bath. In the fully finished basement are 2 bedrooms with a jack and jill 3 piece bathroom between them and a large family room with built in desk. The storage and furnace room has a utility sink,



water softener, central vac and potential for further development if required. There is an oversized double attached garage that is insulated and drywalled. The west facing backyard features low maintenance landscaping, gazebo, garden with raised beds, large shed, privacy screening and is a great place to relax and enjoy the sunsets! This home has had numerous updates/upgrades over the years including triple pane skylights in 2023, new shingles, siding and garage door 2018, front door 2017, hot water tank 2020, dishwasher 2022, microwave 2024. This home benefits from Hunter Douglas blinds and fresh paint on most of the main floor. This home is beautiful and must be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!

Built in 1999

Essential Information

MLS® #	A2222603
Price	\$769,900
Sold Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	39 Cimarron Trail
Subdivision	Cimarron
City	Okotoks

County	Foothills County
Province	Alberta
Postal Code	T1S 1V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Closet Organizers
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Water Softener
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Garden, Low Maintenance Landscape, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Date Sold	June 11th, 2025
Days on Market	21
Zoning	TN
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.