

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

MLS® #A2211951

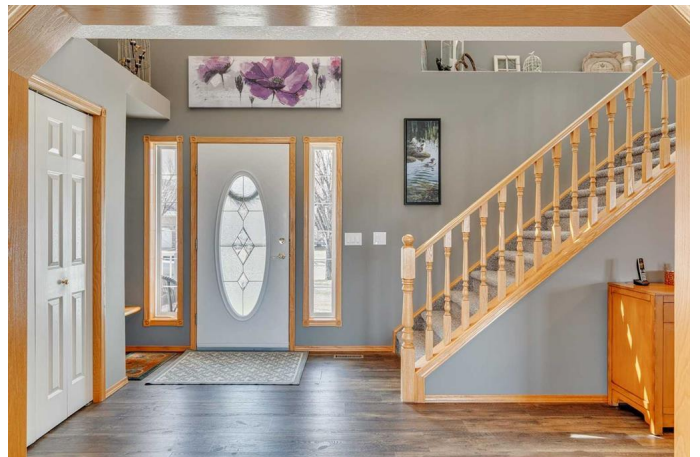
**\$699,900**

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 thatâ€™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, youâ€™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
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	Active

### 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
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
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
Days on Market	7
Zoning	TN

## Listing Details

Listing Office	Century 21 Masters
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