

# \$1,299,000 - 90 Cimarron Estates Drive, Okotoks

MLS® #A2213868

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 2,983 sqft

Residential on 0.28 Acres

Cimarron Estates, Okotoks, Alberta

**SHOW HOME FOR SALE!** Leaseback opportunity at \$5,420/month for 6-12 months, providing you instant income + a beautiful brand new show home at possession!

Welcome to your dream home! This stunning 2,983 sq ft estate offers 3 bedrooms, 2.5 bathrooms, and is situated on a large walkout lot backing onto peaceful green space in a prestigious community. Step inside to discover a thoughtfully designed open-concept layout, featuring a side drive triple-car garage, a main floor flex room, and open-to-above ceilings in the great room with an elegant gas fireplace. The chef-inspired gourmet kitchen is fully upgraded with stainless steel appliances, quartz countertops, a beverage bar station, butler's pantry, and a walk-in pantry — perfect for entertaining. Enjoy elevated dining under the raised ceiling in the dining area, or take your gatherings outside onto the enormous vinyl rear deck, designed to maximize indoor-outdoor living with serene views of the green space. The mudroom includes built-in lockers and a walk-in closet, making daily routines seamless. Upstairs, unwind in the spacious loft, and retreat to the luxurious primary suite with a spa-inspired ensuite and expansive walk-in closet. The home is filled with oversized windows, bringing in an abundance of natural light throughout. Additional features include a developed basement stairwell leading to a bright, undeveloped walkout basement ready for your personal touch. Don't miss this



exceptional opportunity to own a home that combines function, luxury, and timeless design â€” all nestled against tranquil green space! This is one of the last opportunities to purchase a new home in the prestigious community of Cimarron Estates! \*\*Photos are representation only. Exact layout and interior selections will differ. Estimated possession of September 2025.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213868    |
| Price          | \$1,299,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,983       |
| Acres          | 0.28        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 90 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0R1                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

# of Garages 3

## Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Pantry, Recessed Lighting

Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Bar Fridge, Gas Cooktop

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished, Walk-Out

## Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

## Additional Information

Date Listed April 25th, 2025

Days on Market 129

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

## Listing Details

Listing Office Charles

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