

# \$1,300,000 - 86 Cimarron Estates Drive, Okotoks

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MLS® #A2261709

**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.27 Acres

Cimarron Estates, Okotoks, Alberta

An incredible opportunity to own a brand-new estate home in the sought-after community of Cimarron Estates! Perfectly nestled in the heart of the neighbourhood, this home sits on an expansive 1/3 acre lot within walking distance to nearby amenities. Thoughtfully designed and extensively upgraded, it offers over 3,200 sq. ft. of developed living space across 3 levels, featuring 4 bedrooms, 3.5 bathrooms, 3 versatile living areas, a dedicated home office, a triple attached garage, and generous outdoor living space. The main level showcases a gourmet kitchen that overlooks the dining area and great room, highlighted by a dramatic open-to-below ceiling and a gas fireplace with a tile surround. The kitchen is equipped with an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven and microwave, pot filler, Silgranit apron-front sink, quartz countertops, and a full butler's pantry/mudroom. This functional space is complete with a second fridge, sink, full upper-and-lower cabinetry, and a built-in bench with lockers providing both style and everyday convenience. A front den (perfect for a home office) and a 2-piece powder room complete this level. Upstairs, you'll find a spacious bonus room and a luxurious primary suite overlooking the backyard. The ensuite offers dual sinks, a freestanding soaker tub, and a walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room



complete the upper floor. The fully developed walk-out basement is designed for entertaining, with a wet bar, two living/rec areas, a fourth bedroom, full bathroom, and a large mechanical room with additional storage. The exterior of the home is just as impressive, with Hardie board siding and an expansive main-level deck overlooking the greenspace behind the property. Designed with both elegance and functionality in mind, this home provides a true estate lifestyle inside and out. Currently under construction, this stunning estate home will be move-in ready in winter 2025/2026. Please note: photos are from a past project and may not be an exact representation of the home for sale.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261709    |
| Price          | \$1,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,457       |
| Acres          | 0.27        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 86 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |

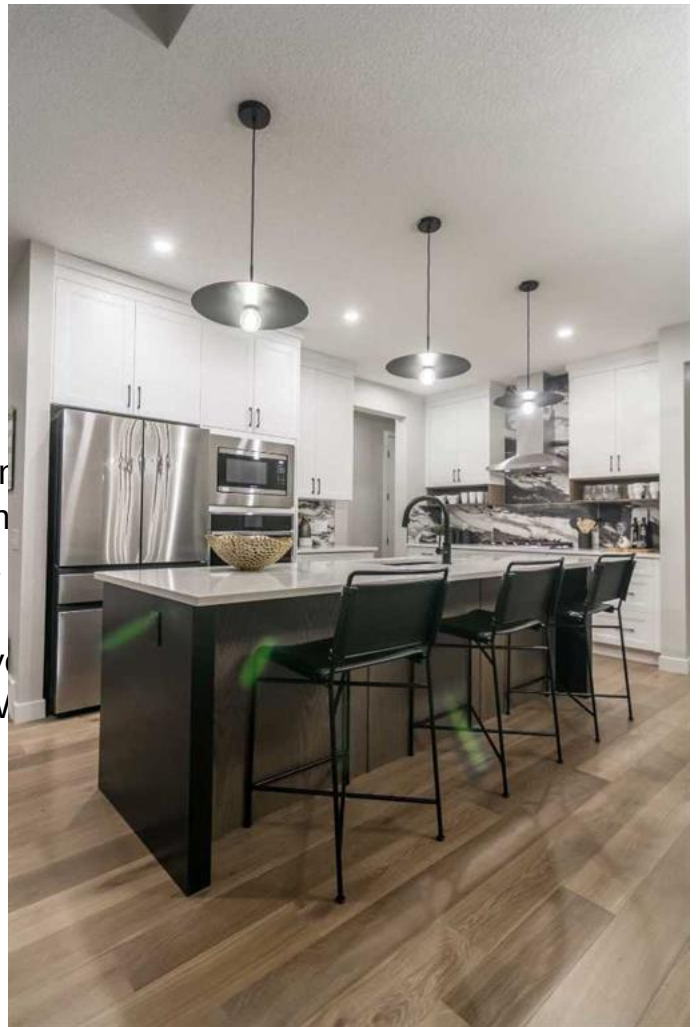
Postal Code T1S 0R1

### Amenities

Amenities Other  
Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Built-in Features, Double Vanities, Plumbing Fixtures, No Appliances, Floorplan, Pantry, Quartz Countertops, Windows, Walk-In Closet(s)  
Appliances Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, W  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Walk-Out



### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Sloped  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 3rd, 2025  
Days on Market 14  
Zoning TN  
HOA Fees 1  
HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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