

# \$1,175,000 - 25 Cimarron Estates Gate, Okotoks

MLS® #A2223943

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.32 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to your dream home! This stunning 2024 bungalow in Cimarron Estates combines modern luxury with practical living on an expansive corner lot nearing 14,000 sqft!

Upon entering, you will be greeted by a grand vaulted entryway leading you to a spacious and airy living space. The kitchen, a chef's haven, features real wood cabinets, quartz countertops, a large island, exclusive Frigidaire Professional appliances, a double built-in full upright fridge & freezer combo, double ovens, and a gas stove for all culinary enthusiasts.

Unwind in the primary bedroom, which offers a spa-like 5-piece ensuite, including a free-standing bathtub and upgraded shower.

Elegant tile wainscoting and chic black hardware add sophistication.

Cozy up to one of two fireplaces; one adorns the living room's feature wall with a mantle, and the other enriches the primary bedroom. Plus, enjoy the luxury of air conditioning, ensuring your comfort year-round.

You'll love the beautiful engineered hardwood floors, complemented by triple-pane windows on the main level for supreme comfort and efficiency. Convenience reigns with a main-level laundry and a built-in mudroom bench and storage. Additionally, an extra bedroom perfectly serves as a home office or a cozy guest retreat, completing this level. The fully developed basement includes 2 spacious bedrooms, a large



media/entertainment room, and a full bathroom. Ample storage is available in oversized closets and the mechanical room. Additionally, the enhanced insulation between floors adds comfort and reduces noise. Car enthusiasts will appreciate the fully finished and painted triple car garage, with its nearly 14-foot high ceiling capable of housing up to 5 cars using a car lift. It's fully finished, heated, fitted with hot and cold water taps, and features epoxy flooring, making it functional all year round. Outside, the space is just as impressive, featuring a fenced dog run, a covered deck, and beautiful landscaping maintained by a nine-zone irrigation system. This fully fenced, expansive backyard offers endless possibilities. Embrace the serenity of a pond view and enjoy the community pathway system right at your doorstep. You're conveniently close to schools, amenities, and shopping spots like Costco and Home Depot just across the street! Don't forget to ask for the detailed upgrades list to truly appreciate the owner's attention to detail. This is an exceptional opportunity just waiting for your visit!

Built in 2024

Essential Information

MLS® #	A2223943
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.32
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

### Community Information

Address	25 Cimarron Estates Gate
Subdivision	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0M9

### Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Range, Humidifier, Range Hood, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Dog Run
Lot Description	Back Yard, Corner Lot, Creek/River/Stream/Pond, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	TN

### **Listing Details**

Listing Office	eXp Realty
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