

# **\$637,900 - 68 Cimarron Drive, Okotoks**

MLS® #A2203700

**\$637,900**

3 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.11 Acres

Cimarron Hill, Okotoks, Alberta

If you are looking for the perfect house you have found it! Welcome to this beautiful large 2 story former show home located in a prime location, a low speed school zone, close to schools, shopping, parks, walking paths etc. This charming property boasts a good curb appeal, stucco exterior, fenced yard, cedar deck and alley access. The front door greets you into a well-designed open floor plan with a multipurpose flex room located at the front of the house that will match your needs and lifestyle. This stunning floor plan brings the living room, kitchen and breakfast nook into one space, a great entertaining spot for family and friends. The large, updated kitchen has newer laminate tops and back splash with a huge pantry and unique walk in storage closet at the garage entrance. There are three spacious bedrooms upstairs, the primary has a large walk-in closet and 4-piece ensuite as well both bedrooms have walk in closets. Laundry room is located also on the second level as well as a versatile office workspace which offers additional space for an office, kids play area etc. The lower level is over 50% finished including all upgraded insulation, electrical as well as two finished rooms with windows and closets as well as a finished mechanical room. The open area has walls ready for drywall, leaving the finishing to the new buyer to create their own designs. Enjoy summers with family gatherings, barbecues on a large deck which can be found at the back of the house and located on a mature fenced in



lot with fruit trees and an 8x10 shed. There is car access from the alley to the backyard. This One-of-a-Kind home has many updates which includes a newer High Efficient furnace, Poly B piping replacement, is completed, hot water heater in 2021, and a whole house water filtration system. This well maintained, well-built immaculate home checks off all the boxes. Don't miss the opportunity to book a showing today. HUGE PRICE REDUCTION

Built in 1996

### Essential Information

MLS® #	A2203700
Price	\$637,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	68 Cimarron Drive
Subdivision	Cimarron Hill
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1R9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Garbage Collection, Phone Available
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven, Garage Control(s), Gas Water Heater, Humidifier, Water Purifier, Water Softener
Heating	Natural Gas, Forced Air, High Efficiency, Humidity Control, Hot Water
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Fire Pit, Garden, Rain Gutters
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot, Back Yard, Front Yard, Garden, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	58
Zoning	R1

### Listing Details

Listing Office	MaxWell Canyon Creek
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