

\$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 126

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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