

\$979,900 - 9 Cimarron Springs Circle, Okotoks

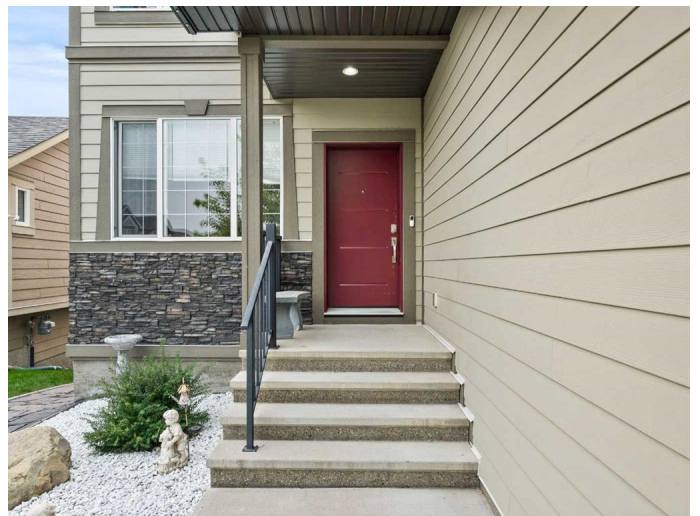
MLS® #A2253622

\$979,900

5 Bedroom, 4.00 Bathroom, 2,782 sqft
Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE THIS SUNDAY SEPT 7th
2:30-4:30!! Discover your ideal family home at 9 Cimarron Springs Circle, featuring a walkout basement and kitchenette! This residence has undergone recent upgrades, including a new soft water system, underground sprinkler system, and updated lighting throughout. Enjoy the newly constructed deck, cement pads, and exterior fire pit, alongside beautifully revitalized landscaping and a new shed. Once a show home, this property boasts a fantastic lot backing west to a greenbelt and neighborhood walkway. With almost 4000 square feet of living space, it's perfect for large families. The main floor showcases an expansive great room with 9' ceilings, a spacious kitchen adorned with wall-to-wall windows, a bright eating area, a granite island, and a glass mosaic backsplash. The hand-scraped engineered hardwood flooring and modern lighting enhance the elegant atmosphere, along with a butler's pantry featuring granite countertops. The layout includes a formal dining room, a den/home office, and a grand turned stairwell that creates an open and inviting feel. A unique walkthrough closet connects the garage to the front door. Upstairs, you'll find a generous bonus room filled with natural light, large bedrooms—including a master suite with a spacious ensuite and walk-in closet—and convenient upstairs laundry facilities. The fully developed basement features its own kitchenette, providing a perfect space for adult



children or extended family members, complete with a separate entrance. With estate architectural controls ensuring Hardie plank siding, this home also offers easy access to 32 Street for quick commutes to Calgary. Don't miss the opportunity to make this stunning home yours!

Built in 2015

Essential Information

MLS® #	A2253622
Price	\$979,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,782
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Cimarron Springs Circle
Subdivision	Cimarron Springs
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0M1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	6
Zoning	TN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.