

# \$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, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Separate Entrance

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Bar Fridge, Built-In Oven, 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 Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 25th, 2025

Days on Market 75

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Charles

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