

# \$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 122

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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.