

# \$1,049,900 - 22 Cimarron Estates Gate, Okotoks

MLS® #A2268074

**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,770 sqft

Residential on 0.24 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to this stunning brand-new detached home in Okotoks, ideally located near Costco and other amenities. This beautifully upgraded residence features a grand foyer with elegant tiles, a formal dining room, a den, and 8-foot doors throughout the main floor. The high ceiling living room enhances the spacious feel with cozy fireplace and media niche, while the engineered hardwood flooring adds a luxurious touch. A well-designed mudroom with closets provides ample storage, and a full washroom with a standing shower is conveniently located on the main floor. The highly upgraded kitchen is a chef's dream, featuring a large island, an ice and water fridge, an electric cooktop, a built-in microwave, and a built-in oven with upgraded backsplash. A walkthrough pantry with additional cabinetry. Upstairs, you will find four spacious bedrooms, including two primary bedrooms, one with a four-piece ensuite and the other with a five-piece ensuite, along with an additional main bathroom. A loft provides extra living space, and the laundry room adds convenience. The upgraded carpet and sleek glass railings throughout enhance the modern aesthetic. Outside, the home boasts a stucco exterior, a huge backyard, and a big deck with BBQ Gas line perfect for outdoor entertaining. A separate side entry leads to the unfinished basement, offering endless possibilities for customization. This home is an incredible value in a prime location and ideally



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268074    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,770       |
| Acres          | 0.24        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Cimarron Estates Gate |
| Subdivision | Cimarron Estates         |
| City        | Okotoks                  |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S 0M9                  |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Chandelier                                                           |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| Has Basement      | Yes                                                                  |
| Basement          | Full                                                                 |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| Zoning         | TN                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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