

# \$725,000 - 169 Cimarron Drive, Okotoks

MLS® #A2242495

**\$725,000**

4 Bedroom, 5.00 Bathroom, 1,971 sqft

Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

Charming residence nestled beside a stunning green space that features playing fields, a toboggan hill, a playground, a serene pond, and pathways leading directly to an elementary school and various amenities. This nearly 2000 sq ft home showcases upgraded hardi board siding, a freshly painted interior, a newer roof and additional windows that invite plenty of natural light and offer exceptional views. Step into the home from the welcoming verandah, through the tiled foyer, and into the expansive and bright living room, complete with a cozy gas fireplace. The kitchen boasts an island, upgraded appliances, and opens to a vaulted nook/dining area that overlooks the spacious backyard, which includes a composite deck, stone patio, and pool which all sides onto greenspace! Upstairs, you'll find a generously sized bonus room with a vaulted ceiling, a large and bright master bedroom featuring a walk-in closet, ensuite bathroom with new floors, and soaker tub, along with two additional well-sized bedrooms and another full bathroom. The fully finished lower level is perfectly designed to host a large movie room, a gym space, a 4th bedroom, and a 3 piece bathroom. Enjoy the comfort of this beloved home, perfectly situated in a fantastic neighborhood!

Built in 2007

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242495    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 1,971       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 169 Cimarron Drive |
| Subdivision | Cimarron           |
| City        | Okotoks            |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 2P4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, 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          | Finished, Full                                                                                       |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Lighting, Rain Gutters                 |
| Lot Description   | Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 42              |
| Zoning         | TN              |

**Listing Details**

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

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