

\$1,250,000 - 35 Cimarron Estates Way, Okotoks

MLS® #A2250077

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,876 sqft

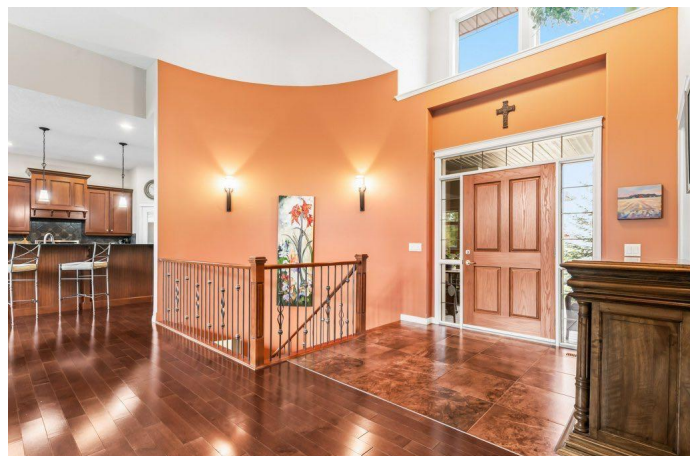
Residential on 0.26 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to 35 Cimarron Estates Way in Okotoks, where timeless design meets modern comfort in one of the community's most sought-after locations. From the moment you arrive, the stucco and stone exterior, composite front porch, and updated garage door with opener (2021) showcase the thoughtful care and quality that continue throughout the home. A roof and eavestrough replacement in 2016 provide peace of mind, while inside, hardwood floors, ceramic tile, and soaring ceilings create a warm and inviting atmosphere on both the main and lower levels.

The heart of the home is the kitchen, equipped with KitchenAid appliances and important upgrades including a new fridge in 2025, a dishwasher installed in 2023, and a built-in microwave (2021). A gas range with dual-sized ovens (2019) makes meal preparation a delight, while custom built-ins add both charm and functionality. The home was completely repainted in 2021, giving every space a fresh, modern feel. Natural light pours through custom window coverings, including motorized blinds added to the main floor in 2024 for effortless convenience. Step outside and enjoy two composite back decks—one screened for three-season comfort—one overlooking a private, landscaped yard complete with a shed and gas hook-up for your barbecue.

The primary suite is a retreat, featuring an ensuite with steam shower, soaker tub,



dual-sink vanity, and a generous walk-in closet. A versatile flex room on the main floor, paired with a full bathroom, offers options for a guest bedroom, home office, or formal dining space. A beautifully curved staircase leads to the fully finished lower level, where two additional bedrooms, in-floor heating, and high ceilings create a space that is bright, open, and comfortable. A separate set of stairs from the garage provides direct access to the basement, an added convenience rarely found.

Everyday comfort is further enhanced with central air conditioning, central vacuum, and a new hot water tank installed in 2022. With mature landscaping, plenty of storage, and updates that ensure peace of mind for years to come, this home is designed to be as practical as it is beautiful.

35 Cimarron Estates Way is more than just a house—it’s a welcoming, carefully maintained home that blends elegance, comfort, and functionality in equal measure. All that’s left is to move in and make it your own.

Built in 2007

Essential Information

MLS® #	A2250077
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,876
Acres	0.26
Year Built	2007
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	35 Cimarron Estates Way
Subdivision	Cimarron Estates
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	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
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Days on Market	6
Zoning	TN

Listing Details

Listing Office	CIR Realty
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