

# \$1,349,900 - 78 Cimarron Estates Drive, Okotoks

MLS® #A2205004

**\$1,349,900**

3 Bedroom, 3.00 Bathroom, 1,708 sqft  
Residential on 0.33 Acres

Cimarron Estates, Okotoks, Alberta

**\*OPEN HOUSE: SUNDAY 06 April 2-4pm\***

Step into this stunning, custom built, modern bungalow by Fifth Avenue Homes. Nestled in the heart of Cimarron Estates in Okotoks, offering an unbeatable location and luxurious living. Perfectly positioned to enjoy the sun rising every morning, close to top-rated schools, shopping, and over 8 kms of scenic walking and biking pathways, this property is near playgrounds, a vibrant central park, recreational facilities, top-class golf courses and close to an urgent care facility. Nature lovers will revel in the proximity to the picturesque Sheep River which is connected to the community with its impressive network of pathways.

Upon entering the front door you will immediately notice that this open-concept gem boasts high ceilings, 9-ft doors, and triple-pane windows that fill every corner with natural light. To the right you will find a versatile and spacious den that can easily be converted into an additional bedroom. Heading to the other side you will find a thoughtfully designed 3-piece bathroom and the mudroom entrance from the garage that includes a full-size laundry with a handy sink and cabinets. Venturing further you can conveniently access the primary bedroom from here which is a personal retreat, complete with a luxurious ensuite, his-and-hers walk-in closets, and sliding doors that open onto a full-length covered Duradeck deck. This sturdy deck, perfect for relaxing or entertaining, is built to



support a hot tub and includes natural gas and hot tub hookups.

Exiting the primary bedroom you enter the spacious, bright living and dining area which is perfect for hosting family and friends, complete with a stunning gas fireplace that creates a warm and inviting ambiance.

The chef-inspired kitchen is a dream, featuring high-end Café Series appliances, a large stand up Frigidaire Pro Series refrigerator and freezer, elegant quartz countertops, and a convenient walk-in pantry. Elegant hardwood floors, ceramic tiles and upgraded plush carpeting add a touch of comfort throughout the home.

A wide staircase takes you to the lower level that is equally impressive, offering a large living and recreational area complete with an additional fireplace, two additional bedrooms, a full bathroom, and plenty of storage. Walk out from this level into the expansive, fully fenced backyard, overlooking serene green space and walking paths. This outdoor haven is awaiting your creative landscaping ideas to make it your own.

Exclusive features of this home include an oversized triple-car garage (which can accommodate 5 vehicles with an included XL car hoist), is insulated and drywalled, has 12-foot ceilings, overhead lights, a fan, a workbench, a garage heater, a 220 V outlet, and an EV charger—ideal for car enthusiasts and hobbyists alike. Additional upgrades include central air conditioning, a water softener, and a hot water on-demand tank. Discover the perfect blend of luxury, comfort, and functionality in this exceptional Okotoks bungalow—<sup>TM</sup>

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205004    |
| Price          | \$1,349,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,708       |
| Acres          | 0.33        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 78 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0R2                   |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | 220 Volt Wiring, Additional Parking, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings            |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |                            |
|--------------|----------------------------|
| Fireplaces   | Basement, Gas, Living Room |
| Has Basement | Yes                        |
| Basement     | Finished, Full             |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Stone, Wood Frame, Cement Fiber Board                        |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |
| Zoning         | TN              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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