

# \$639,900 - 63 Cimarron Trail, Okotoks

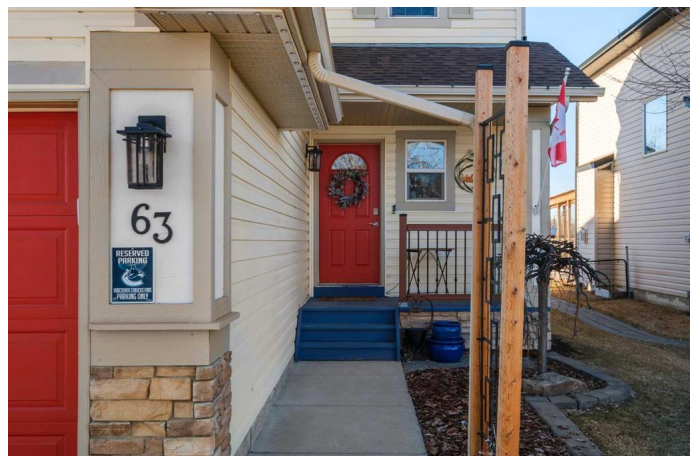
MLS® #A2206255

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,833 sqft  
Residential on 0.10 Acres

Cimarron Park, Okotoks, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom home in the desirable community of Cimarron Park, Okotoks backing directly onto St. John Paul II Collegiate playground. With over 2,500 sq. ft. of developed living space, this beautifully upgraded home offers modern conveniences, a fantastic layout, and an unbeatable location, perfect for anyone. Step inside to a bright, open-concept floor plan, where the spacious kitchen, dining, and living areas seamlessly flow together. The kitchen has been upgraded with a brand-new fridge and microwave, along with a gas stove conversion, making it perfect for cooking and entertaining. Upstairs, all three bedrooms, including the primary suite with a private ensuite updated ensuite, while a bonus room offers additional space for a media room, play area, or home office. The fully finished basement includes an extra room that can serve as a bedroom or office, including another media or game room, which adds even more versatility. This home is loaded upgrades including a heated and insulated garage with 220V power, a new central vacuum system, and completely fixed-up for air conditioning, allowing for easy installation of just a unit in the future. The backyard is a true oasis, featuring a hot tub, a new patio slab walkway, garden beds, a greenhouse, and a gas line for both a BBQ and a fire pit, creating the perfect space for outdoor enjoyment year-round. Adding to the home's curb appeal, permanent LED soffit lighting provides



customizable ambiance at the touch of a button. This home includes a private access gate to the playground, offering incredible convenience for families with school-aged children. Situated in a quiet, family-friendly neighborhood with easy access to parks, schools, and all essential amenities, this home truly has it all. Don't miss the opportunity to make this Cimarron Park gem your own—schedule a viewing today!

Built in 2003

### Essential Information

MLS® #	A2206255
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Cimarron Trail
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2E6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Backs on to Park/Green Space, City Lot, Garden, Landscaped, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025

Days on Market 8

Zoning TN

### Listing Details

Listing Office RE/MAX First

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