



GRASSROOTS
REALTY GROUP

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**25 Cimarron Estates Gate
Okotoks, Alberta**

MLS # A2307466



\$1,092,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Garage Door Opener, Heated Garage, Ov		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to Cimarron Estates, where luxury bungalow living meets exceptional craftsmanship and convenience. Built in 2024, this beautifully appointed home offers nearly 3,000 sq. ft. of professionally finished living space on a rare 0.32-acre lot backing onto a scenic pathway and pond. Designed for both comfort and entertaining, the open-concept main floor showcases engineered hardwood flooring, tray ceilings, elegant wainscotting, and thoughtfully upgraded sound-dampening insulation. The chef-inspired kitchen features quartz countertops, a large island with seating, a gas cooktop, and a built-in wall oven, flowing seamlessly into the spacious living area anchored by a striking fireplace. The primary retreat offers a private sanctuary complete with a second fireplace and a spa-inspired ensuite featuring dual vanities, a large walk-in shower, and a freestanding soaker tub. Central air conditioning ensures year-round comfort. The fully developed lower level provides two additional bedrooms, a full bathroom, generous recreation space, and abundant storage. Car enthusiasts, hobbyists, and those needing exceptional workspace will appreciate the impressive 946 sq. ft. heated triple garage, complete with epoxy flooring, 220V wiring, running water, and ample space for vehicles, recreational equipment, or a workshop. Outside, the expansive backyard is designed for enjoyment and functionality, featuring a covered deck, underground irrigation, dedicated dog run, and direct access to walking paths surrounding the pond. A custom 10-foot privacy fence enhances the outdoor experience while helping create a peaceful setting. Ideally located within walking distance of shopping, dining, and everyday amenities, including Costco, Save-On-Foods, Home Depot, and Winners, this exceptional property offers the perfect balance of luxury, convenience, and lifestyle in

one of Okotoks' most sought-after communities.