



**22 Cimarron Estates Gate
Okotoks, Alberta**

MLS # A2322221

\$1,250,000



Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,808 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

This is a brand new home that hasn't been lived in yet, and walking through it, that's obvious in the best way. 22 Cimarron Estates is a 2-storey with 4 bedrooms, 4 bathrooms, 2,808 sq ft above grade, and a triple attached garage that measures nearly 22 x 36 feet. On the main floor, you've got a dedicated office just off the front entry with French doors and a striking black diamond accent wall. The entryway opens into a bright, open layout with vinyl plank flooring throughout. The living room anchors the space with a gas fireplace wrapped in black marble tile and a glass railing staircase with wood accents that draws your eye straight up to the soaring ceiling above. The kitchen is clean and sharp. Two-tone cabinetry in white and slate grey, subway tile backsplash, a built-in oven and microwave, electric cooktop, built-in fridge, and a large island with seating for four. The dining room sits just off the kitchen with its own custom geometric accent wall and a statement chandelier overhead. From the upper catwalk you can look down over the whole main floor, which gives the space a real sense of volume and light. Off the back of the main floor you'll find the mudroom, built-in bench with shiplap back, upper cabinets, and a row of hooks. It connects directly to the triple garage. There's also a 3-piece bathroom on this level. Head upstairs and you've got the primary bedroom with a generous walk-in closet and a 5-piece ensuite featuring a double vanity with grey cabinetry, quartz countertops, a soaker tub with tile surround, and a separate glass shower. Three additional bedrooms are all solid size, a 4-piece bath, a 3-piece ensuite off one of the secondary bedrooms, a family room, and an upper-level laundry room. The basement is full and unfinished with a separate exterior entry, ready for your own development when the time is right.