



GRASSROOTS
REALTY GROUP

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19 Cimarron Estates Manor Okotoks, Alberta

MLS # A2340095



\$1,279,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,555 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Insulated, Other, Oversized, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TN

Utilities: -

Inclusions: All Wet Bar Appliances, Shed, Garage: All Attached Cabinets/Shelve, TV Brackets, Shelves, Light Fixtures

Welcome to 19 Cimarron Estates Manor — a beautifully maintained and thoughtfully updated estate home offering over 3700sqft of developed living space, 5 bedrooms and 3.5 bathrooms on a nearly quarter acre lot. With an oversized triple garage, fully finished basement and a fantastic west-facing backyard, this is a home designed for families who want space to live, gather and grow. Inside, soaring ceilings and an abundance of windows create a bright, welcoming feel throughout. A sun-filled front den provides the perfect home office or quiet spot for morning coffee, while the main living area is anchored by fireplace and large windows overlooking the backyard. The spacious kitchen is designed for both everyday family life and entertaining, with cabinetry extending to the ceiling, a large island, gas range, wine fridge and walk-in pantry. Professionally painted cabinetry, refinished hardwood flooring and fresh interior paint give the home a beautifully updated, polished feel. Upstairs you'll find three bedrooms, a generous bonus room and conveniently located laundry. The spacious primary retreat features a walk-in closet and five-piece ensuite with heated tile flooring, freestanding tub and an updated shower. Two additional bedrooms share a full bathroom, while the laundry room connects directly to the primary walk-in closet — a thoughtful detail that makes everyday life just a little easier. The fully finished basement adds exceptional versatility with a large recreation and games area, wet bar, fireplace, two additional bedrooms and a Jack-and-Jill three-piece bathroom with heated flooring — an ideal setup for teenagers, guests or extended family. And then there's the backyard. With more than 10,000 sq. ft. of property, there is plenty of room to actually enjoy the outdoors. A deck spans the back of the home and features a natural gas

fireplace, while mature trees, established landscaping and a concrete pad provide space for a pool, firepit or additional entertaining area. The oversized triple attached garage is another standout, including a vaulted bay designed to accommodate a car lift — ideal for car enthusiasts, toys, hobbies or simply exceptional storage. Two air-conditioning units have also been added for summer comfort. Located in quiet and established Cimarron Estates, with Sheep River pathways nearby and convenient access to schools, shopping, recreation and golf, this home offers something increasingly hard to find: beautifully finished spaces, five bedrooms, a triple garage and a truly substantial backyard — all within one of Okotoks's most desirable estate communities.