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86 Cimarron Estates Drive Okotoks, Alberta

MLS # A2261709



\$1,300,000

Cimarron Estates Division: Residential/House Type: Style: 2 Storey Size: 2,457 sq.ft. Age: 2026 (-1 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Triple Garage Attached Lot Size: 0.27 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Walk-Out To Grade Exterior: Zoning: Wood Frame TN Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

An incredible opportunity to own a brand-new estate home in the sought-after community of Cimarron Estates! Perfectly nestled in the heart of the neighbourhood, this home sits on an expansive 1/3 acre lot within walking distance to nearby amenities. Thoughtfully designed and extensively upgraded, it offers over 3,200 sq. ft. of developed living space across 3 levels, featuring 4 bedrooms, 3.5 bathrooms, 3 versatile living areas, a dedicated home office, a triple attached garage, and generous outdoor living space. The main level showcases a gourmet kitchen that overlooks the dining area and great room, highlighted by a dramatic open-to-below ceiling and a gas fireplace with a tile surround. The kitchen is equipped with an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven and microwave, pot filler, Silgranit apron-front sink, quartz countertops, and a full butler's pantry/mudroom. This functional space is complete with a second fridge, sink, full upper-and-lower cabinetry, and a built-in bench with lockers—providing both style and everyday convenience. A front den (perfect for a home office) and a 2-piece powder room complete this level. Upstairs, you'll find a spacious bonus room and a luxurious primary suite overlooking the backyard. The ensuite offers dual sinks, a freestanding soaker tub, and a walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper floor. The fully developed walk-out basement is designed for entertaining, with a wet bar, two living/rec areas, a fourth bedroom, full bathroom, and a large mechanical room with additional storage. The exterior of the home is just as impressive, with Hardie board siding and an expansive main-level deck overlooking the greenspace behind the property. Designed

stunning estate home will be move-irepresentation of the home for sale.	n ready in winter 2025/2026	Please note: photos are from a	past project and may not be an exact

with both elegance and functionality in mind, this home provides a true estate lifestyle inside and out. Currently under construction, this