



**GRASSROOTS**  
REALTY GROUP

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90 Cimarron Estates Drive  
Okotoks, Alberta

MLS # A2213868



**\$1,299,000**

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,983 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

SHOW HOME FOR SALE! Leaseback opportunity at \$5,420/month for 6-12 months, providing you instant income + a beautiful brand new show home at possession! Welcome to your dream home! This stunning 2,983 sq ft estate offers 3 bedrooms, 2.5 bathrooms, and is situated on a large walkout lot backing onto peaceful green space in a prestigious community. Step inside to discover a thoughtfully designed open-concept layout, featuring a side drive triple-car garage, a main floor flex room, and open-to-above ceilings in the great room with an elegant gas fireplace. The chef-inspired gourmet kitchen is fully upgraded with stainless steel appliances, quartz countertops, a beverage bar station, butler's pantry, and a walk-in pantry — perfect for entertaining. Enjoy elevated dining under the raised ceiling in the dining area, or take your gatherings outside onto the enormous vinyl rear deck, designed to maximize indoor-outdoor living with serene views of the green space. The mudroom includes built-in lockers and a walk-in closet, making daily routines seamless. Upstairs, unwind in the spacious loft, and retreat to the luxurious primary suite with a spa-inspired ensuite and expansive walk-in closet. The home is filled with oversized windows, bringing in an abundance of natural light throughout. Additional features include a developed basement stairwell leading to a bright, undeveloped walkout basement ready for your personal touch. Don't miss this exceptional opportunity to own a home that combines function, luxury, and timeless design — all nestled against tranquil green space! This is one of the last opportunities to purchase a new home in the prestigious community of Cimarron Estates! \*\*Photos are representation only. Exact layout and interior selections will differ. Estimated possession of September 2025.

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