



**GRASSROOTS**  
REALTY GROUP

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**90 Cimarron Estates Drive  
Okotoks, Alberta**

**MLS # A2213868**



**\$1,299,000**

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

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