



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**72 Cimarron Estates Drive  
Okotoks, Alberta**

**MLS # A2244167**



**\$1,924,900**

<b>Division:</b>	Cimarron Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,751 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Aggregate, Insulated, Oversized, See Remarks, Triple Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Sauna, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Built-in Refrigerator x 2 in Kitchen (side by side), Built-in Dishwasher, Built-In Combination DualWall Oven/Microwave, Refrigerator in Butler Kitchen, Dishwasher in Butler Kitchen, Refrigerator in Basement, Washer x 2, Dryer x 2, Central Air Conditioner x 2, Hot Tub, Sauna, Solar System, Pool		

The Ultimate Family Home-5500 sq ft on the River with Pool, Hot Tub, Sauna, 6 Bed & 6 Baths and over 1/3 acre yard. Welcome to your forever family home where space, comfort, and luxury come together in a stunning 5500 sq ft retreat nestled along the river. This custom built estate was thoughtfully designed for growing families, offering exceptional details, lifestyle amenities and room for everyone to thrive. Set on a beautifully landscaped lot backing directly onto the Sheep River escarpment in the center of Okotoks, the home offers a seamless indoor-outdoor living experience. Imagine summer days spent in the heated in-ground pool, relaxing in the hot tub, or enjoying quality time by the water with your family. Inside, the home boasts a bright open layout with multiple living spaces perfect for both everyday life and entertaining. A Canadian Cedar sauna room and dedicated home gym provide daily wellness at home and the oversized family room features a full wet bar with Sub Zero fridge, freezer, a quartz counter and backsplash for entertaining in style. The heart of the home-an expansive kitchen and two-storey great room keeps everyone connected while enjoying breathtaking views of the forest and river valley. The Custom Estate Home layout was thoughtfully designed with a walk through butlers pantry, formal dining room, 10 foot sliders to outside for family gatherings and celebrations. Additionally, you will enjoy two offices or flex spaces, an expansive mudroom with built in lockers and convenient main floor laundry, one of two laundry facilities in the home. The primary suite offers a luxurious retreat with vaulted ceilings, river views, a spa-inspired bath, heated floors and generous walk-in closet with dedicated laundry tower and built-ins. The upper bonus room features mountain and river views to the South, West and North to provide a peaceful sitting

area to play games and read a book. Completing the second storey you will find 3 additional bedrooms each complete with their own full bathroom and walk in closet - no more morning rush to share sinks or showers! This home is truly better than new with many years of new home warranty remaining and a state of the art Solar panel system, pool Coverstar automatic safety cover, all with lifetime warranty so you can enjoy lower cost of ownership and safety in your new dream home. This is more than a house-it's truly the setting for your family's best memories. Located in a safe, family friendly community with easy walking access to top schools, parks and amenities, this home truly has it all. Contact us today to schedule your private tour and see why this is where your family's next chapter begins.