



**GRASSROOTS**  
REALTY GROUP

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

74 Cimarron Estates Drive  
Okotoks, Alberta

MLS # A2244572



**\$1,399,999**

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,210 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to the "Berkeley" — one of Fifth Avenue Homes' most sought-after floor plans! This beautifully designed traditional two-storey offers over 4,800 sq.ft. of fully developed luxury living space and is loaded with premium upgrades throughout. Step into the stunning great room featuring 20' ceilings, a cozy gas fireplace with custom mantle and built-in shelving, and large windows that fill the space with natural light. The open-concept dining area includes two garden doors that lead out to a massive full-width deck — perfect for entertaining or relaxing outdoors. At the heart of the home is the chef-inspired kitchen, complete with a huge center island and breakfast bar, Quartz countertops, upgraded stainless steel appliances, and a convenient walk-through butler's pantry for added functionality. The main level also features a private front office, a separate tech/computer room, a stylish 2-piece powder room, and a mudroom with direct access to the oversized double attached garage. Upstairs, you'll find a spacious primary suite with a sitting/retreat area, a spa-like 5-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished walk-out basement is ideal for entertaining or family living, offering a large rec room with second fireplace, a wet bar, a 4-piece bathroom, and a soundproofed home gym or music room, plus ample storage space. Additionally there is an oversized double attached garage with room for a workshop or extra storage, two fireplaces, custom built-ins, upgraded laminate & tile flooring, closet organizers, composite siding, and 30-year shingles for durability and style. Situated in the highly desirable Cimarron Estates, you're just minutes from a wide range of shops,

restaurants, schools, and Costco. Explore the scenic pathways to the Sheep River, catch a game with the Okotoks Dawgs, and enjoy the vibrant small-town charm with big-city amenities just a short drive away &mdash; only 30 minutes to Calgary's South Health Campus and more!