



GRASSROOTS
REALTY GROUP

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**88 Cimarron Estates Drive
Okotoks, Alberta**

MLS # A2251219



\$1,250,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,740 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

This stunning, newly built bungalow in scenic Cimarron Estates will be ready for possession before the end of the year! Situated on an 11,000 sq. ft. lot backing onto a ravine with no rear neighbours, this home offers the peace and privacy you've been searching for. With nearly 3,000 sq. ft. of developed living space, this fully finished home is truly move-in ready. The main level spans 1,740 sq. ft., featuring an expansive open-concept living area with vaulted ceilings in the kitchen, dining room, and great room, creating an airy, inviting atmosphere. A wall of rear windows fills the space with natural light, while beautiful hardwood flooring flows throughout. At the heart of the home, the gourmet kitchen with a walk-in pantry, full-height cabinetry, a large island with a beverage cooler, and stainless steel appliances, including a gas cooktop, range hood, wall oven, microwave, and French-door fridge. The kitchen seamlessly connects to the dining area, with access to a large deck overlooking the ravine, and the great room, featuring a floor-to-ceiling tiled fireplace, making it an ideal space for entertaining. The primary retreat features a spa-inspired ensuite with dual sinks, a full-tile walk-in shower, a soaker tub, and a large walk-in closet with direct access to the laundry room for added convenience. Completing the main floor are a mudroom off the garage, a 2-piece powder room, and a versatile den/flex room perfect for a home office or reading space. The fully finished walkout basement adds an additional 1,153 sq. ft. of living space, complete with two generously sized bedrooms, a full bathroom with dual sinks, and a massive storage/mechanical room. The lower level is complete with a bright, open rec room with an electric fireplace, a dedicated games area framed by large windows, making the lower level functional and inviting. Perfect for indoor-outdoor living, this home features

a spacious rear deck off the main level and a lower patio, both overlooking the green space behind the home and the expansive yard. A side-drive triple-car garage provides ample parking and storage. With 8’ interior doors, premium finishes, and a thoughtfully designed layout, this home blends style and practicality seamlessly. Don’t miss this opportunity to own one of the last remaining newly built homes in Cimarron Estates! **Note: Photos are from a previous show home and are not an exact representation of the home for sale.