



GRASSROOTS
REALTY GROUP

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**86 Cimarron Estates Drive
Okotoks, Alberta**

MLS # A2261709



\$1,300,000

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

An incredible opportunity to own a brand-new estate home in the sought-after community of Cimarron Estates! Perfectly nestled in the heart of the neighbourhood, this home sits on an expansive 1/3 acre lot within walking distance to nearby amenities. Thoughtfully designed and extensively upgraded, it offers over 3,200 sq. ft. of developed living space across 3 levels, featuring 4 bedrooms, 3.5 bathrooms, 3 versatile living areas, a dedicated home office, a triple attached garage, and generous outdoor living space. The main level showcases a gourmet kitchen that overlooks the dining area and great room, highlighted by a dramatic open-to-below ceiling and a gas fireplace with a tile surround. The kitchen is equipped with an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven and microwave, pot filler, Silgranit apron-front sink, quartz countertops, and a full butler's pantry/mudroom. This functional space is complete with a second fridge, sink, full upper-and-lower cabinetry, and a built-in bench with lockers—providing both style and everyday convenience. A front den (perfect for a home office) and a 2-piece powder room complete this level. Upstairs, you'll find a spacious bonus room and a luxurious primary suite overlooking the backyard. The ensuite offers dual sinks, a freestanding soaker tub, and a walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper floor. The fully developed walk-out basement is designed for entertaining, with a wet bar, two living/rec areas, a fourth bedroom, full bathroom, and a large mechanical room with additional storage. The exterior of the home is just as impressive, with Hardie board siding and an expansive main-level deck overlooking the greenspace behind the property. Designed

with both elegance and functionality in mind, this home provides a true estate lifestyle inside and out. Currently under construction, this stunning estate home will be move-in ready in winter 2025/2026. Please note: photos are from a past project and may not be an exact representation of the home for sale.