



GRASSROOTS
REALTY GROUP

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22 Cimarron Estates Gate Okotoks, Alberta

MLS # A2268074



\$999,900

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,770 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier		

Inclusions: N/A

Welcome to this stunning brand-new detached home in Okotoks, ideally located near Costco and other amenities. This beautifully upgraded residence features a grand foyer with elegant tiles, a formal dining room, a den, and 8-foot doors throughout the main floor. The high ceiling living room enhances the spacious feel with cozy fireplace and media niche, while the engineered hardwood flooring adds a luxurious touch. A well-designed mudroom with closets provides ample storage, and a full washroom with a standing shower is conveniently located on the main floor. The highly upgraded kitchen is a chef's dream, featuring a large island, an ice and water fridge, an electric cooktop, a built-in microwave, and a built-in oven with upgraded backsplash. A walkthrough pantry with addition cabinetry. Upstairs, you will find four spacious bedrooms, including two primary bedrooms, one with a four-piece ensuite and the other with a five-piece ensuite, along with an additional main bathroom. A loft provides extra living space, and the laundry room adds convenience. The upgraded carpet and sleek glass railings throughout enhance the modern aesthetic. Outside, the home boasts a stucco exterior, a huge backyard, and a big deck with BBQ Gas line perfect for outdoor entertaining. A separate side entry leads to the unfinished basement, offering endless possibilities for customization. This home is an incredible value in a prime location.