



**108 Cimarron Estates Drive  
Okotoks, Alberta**

**MLS # A2104798**



**\$1,100,000**

<b>Division:</b>	Cimarron Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

An incredible opportunity to own a brand-new estate home in Cimarron Estates! Nestled in the heart of the community this home is set upon a spacious 1/3 acre lot, within walking distance to nearby amenities. This meticulously designed home is perfect for a growing family or those seeking a comfortable downsizing option, featuring nearly 2,500 square feet of living space, 3 bedrooms, 3.5 bathrooms, 2 living areas, a home office, and a triple attached garage. The main level offers a gourmet kitchen that overlooks the dining and main living area, complete with an open-to-below ceiling from the second level. The kitchen features an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven & microwave and a full pantry adds additional storage and convenience for daily living. The main level is completed by a large mudroom with ample storage space, a 2-piece powder room, and a front den ideal for a home office. The upper level offers a spacious bonus room, an expansive primary bedroom that overlooks the backyard with a luxurious ensuite featuring dual sinks, freestanding soaker tub, and a walk-in shower. Two additional bedrooms, a full bathroom, and a laundry room round out the upper level. This property is perfect for those looking to downsize in an estate area without compromising on space, style or land. This brand-new home provides a luxurious lifestyle both inside and out - from the hardie board exterior to the hardwood throughout the main living space, this brand new home is currently under construction and will be move-in ready in 2024. Photos are taken from a past property and not an exact representation of the home for sale.