



GRASSROOTS
REALTY GROUP

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**102 Cimarron Estates Drive
Okotoks, Alberta**

MLS # A2213165



\$1,299,990

Division:	Cimarron Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,383 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: TV.Mount(s), Dechlorinator, Outdoor Swing.

Welcome to this dream custom estate home in the sought-after community of Cimarron Estates in Okotoks. Perfectly positioned on a beautifully landscaped 1/3 acre walkout lot, this luxurious 1.5-year-old home offers over 3,480 square feet of meticulously designed living space. With upscale finishes, expansive windows, and exceptional architectural details, this home truly stands out. From the moment you enter, the spacious front foyer sets the tone with its open, airy layout and elegant touches. Just off the entry, a sophisticated main floor office is tucked behind a graceful barrel archway, offering the perfect space to work or relax in privacy. Luxury vinyl plank flooring flows throughout the main level, while oversized windows allow natural light to pour into every corner of the home. The heart of this home is the chef-inspired kitchen, featuring a stunning custom stone feature wall with bespoke open shelving, stone countertops, a gas cooktop and built-in oven and Microwave. A spacious walk-in pantry provides ample storage, as the adjacent mudroom and main floor laundry are thoughtfully tucked behind another barrel archway for added charm and convenience. The open-concept living and dining area is ideal for entertaining, leading out to the large balcony that includes added stairs to the backyard. The living room is a true showstopper, with 20-foot ceilings and a dramatic floor-to-ceiling custom stone gas fireplace, creating a cozy yet grand ambiance. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite featuring dual vanities, a freestanding soaker tub, a fully tiled walk-in shower and a spacious walk-in closet. A large bonus room is thoughtfully positioned at the front of the home, separated from the open-to-below space, making it ideal for movie nights or play space without disturbing the rest of

the home. The walkout basement has been newly developed offering a spacious recreation area centered around an elegant electric fireplace. A full bathroom with designer tile work and heated floors adds a touch of luxury, as well as plenty of room to add a fourth bedroom in the future if desired. Step outside to the lower level and enjoy the exposed aggregate patio, perfect for summer evenings. Additional features include central air conditioning, a water softener, and an oversized double attached garage with a built-in dog wash station. The huge fully landscaped yard offers a gravel dog run conveniently located at the side of the home. The exposed aggregate driveway offers excellent curb appeal and space for additional parking. Located in prestigious Cimarron Estates, this home offers the perfect blend of estate living and everyday convenience. Enjoy direct access to walking paths, all just steps from the picturesque Sheep River Valley. Families will appreciate being close to schools, parks, and playgrounds, the quick access to Costco and shopping amenities just down the street.