

\$669,900 - 68 Cimarron Drive, Okotoks

MLS® #A2203700

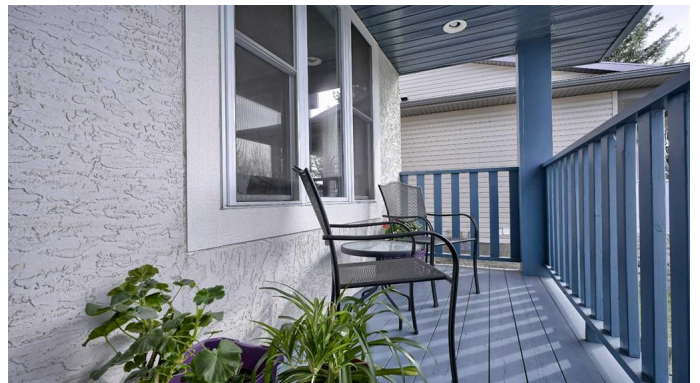
\$669,900

3 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.11 Acres

Cimarron Hill, Okotoks, Alberta

If you are looking for the perfect house you have found it! Welcome to this beautiful large 2 story former show home located in a prime location, a low speed school zone, close to schools, shopping, parks, walking paths etc. This charming property boasts a good curb appeal, stucco exterior, fenced yard, cedar deck and alley access. The front door greets you into a well-designed open floor plan with a multipurpose flex room located at the front of the house that will match your needs and lifestyle. This stunning floor plan brings the living room, kitchen and breakfast nook into one space, a great entertaining spot for family and friends. The large, updated kitchen has newer laminate tops and back splash with a huge pantry and unique walk in storage closet at the garage entrance. There are three spacious bedrooms upstairs, the primary has a large walk-in closet and 4-piece ensuite as well as a laundry room. Located also on the second level is a versatile office workspace which offers additional space for an office, kids play area etc. The lower level has two finished rooms with windows. The open area has walls ready for drywall, leaving the finishing to the new buyer to create their own designs. Enjoy summers with family gatherings, barbecues on a large deck which can be found at the back of the house and located on a mature fenced in lot with fruit trees and an 8x10 shed. There is car access from the alley to the backyard. This One-of-a-Kind home has many updates which includes a newer High Efficient furnace, Poly B



piping replacement, is completed, hot water heater in 2021, and a whole house water filtration system. This well maintained, well-built immaculate home checks off all the boxes. Don't miss the opportunity to book a showing today.

Built in 1996

Essential Information

MLS® #	A2203700
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	68 Cimarron Drive
Subdivision	Cimarron Hill
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1R9

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Electric Oven, Gas Water Heater
Heating	Forced Air, Hot Water, Natural Gas, High Efficiency, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.