

# \$1,250,000 - 17 Cimarron Estates Link, Okotoks

MLS® #A2196906

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 1,830 sqft  
Residential on 0.29 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to this breathtaking custom-built bungalow by LASK Builders, located in the highly sought-after Cimarron Estates. Surrounded by lush green space and walking paths leading to the river, you'll feel like you're living in nature, all while being just a short distance from everything you need. With over 1,800sqft of living space, this home will truly wow you from the moment you step inside. A charming covered front deck is perfect for enjoying your morning coffee while taking in the sunrise. Upon entering, you're greeted by a bright and inviting home office, featuring glass doors and a large picture window that bathes the room in morning sunlight. It has an open-concept floor plan with stunning hardwood floors throughout. The spacious living room is highlighted by the cathedral ceilings and a gas fireplace with a gorgeous mantle. It seamlessly flows into your chef's dream kitchen, which is equipped with granite countertops, a massive island, a stone hood fan over a 6-burner gas stove, and ample cupboard space, including glass-front cabinetry above the coffee bar. The walkthrough pantry is a standout feature, offering tons of storage space and leading directly to the mudroom, garage entry, and even a stand-up freezer. With its open layout, you'll always feel connected to the action. The dining area offers access to your cozy covered deck, with a stunning gas fireplace and views you'll love. The main floor also features the luxurious primary



suite, which includes tray ceilings and plenty of natural light. The 5pc ensuite is the perfect retreat, featuring a soaker tub, walk-in tiled shower, double sinks, a separate toilet room, and a door that leads to your expansive walk-in closet. A convenient 2pc bathroom is also located on the main floor for guests. The fully developed basement is an entertainer's dream, featuring a wet bar and a large living room with plenty of space for whatever you desire. A cozy TV area, with another gas fireplace, adds to the space's charm. Two additional bedrooms (one with a walk-in closet), a 4pc bathroom, and a flexible room perfect for a craft area, playroom, or man cave complete the lower level. This home is also equipped with an intercom system and SONOS sound system, both inside and on the outdoor patio. The large 2-car garage offers an added workshop area, perfect for all your tools and storage needs. The garage leads to your beautiful, fully fenced backyard, which features a ground-level fire pit area, mature trees, a greenhouse, and a heated workshop with a garage door and 220V power. Enjoy the beauty of the green space behind the home, with direct access to walking paths that stretch for over 8KM. The area is home to frequent deer sightings, however, the yard is equipped with higher fencing to help keep them out of your personal space. Located near major shopping areas, this home combines the serenity of small-town living with the convenience of being close to the city. Okotoks offers a growing community with small-town charm, and this home is the perfect place to enjoy it all!

Built in 2010

### **Essential Information**

MLS® #	A2196906
Price	\$1,250,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.29
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	17 Cimarron Estates Link
Subdivision	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0C6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

	Many Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	R1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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