

# \$1,399,999 - 74 Cimarron Estates Drive, Okotoks

MLS® #A2244572

**\$1,399,999**

4 Bedroom, 4.00 Bathroom, 3,210 sqft

Residential on 0.34 Acres

Cimarron Estates, Okotoks, Alberta

Welcome to the “Berkeley” one of Fifth Avenue Homes™ most sought-after floor plans! This beautifully designed traditional two-storey offers over 4,800 sq.ft. of fully developed luxury living space and is loaded with premium upgrades throughout. Step into the stunning great room featuring 20’™ ceilings, a cozy gas fireplace with custom mantle and built-in shelving, and large windows that fill the space with natural light. The open-concept dining area includes two garden doors that lead out to a massive full-width deck – perfect for entertaining or relaxing outdoors. At the heart of the home is the chef-inspired kitchen, complete with a huge center island and breakfast bar, Quartz countertops, upgraded stainless steel appliances, and a convenient walk-through butler’s pantry for added functionality. The main level also features a private front office, a separate tech/computer room, a stylish 2-piece powder room, and a mudroom with direct access to the oversized double attached garage. Upstairs, you’ll find a spacious primary suite with a sitting/retreat area, a spa-like 5-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished walk-out basement is ideal for entertaining or family living, offering a large rec room with second fireplace, a wet bar, a 4-piece bathroom, and a soundproofed home gym or music room, plus ample storage space.



Additionally there is an oversized double attached garage with room for a workshop or extra storage, two fireplaces, custom built-ins, upgraded laminate & tile flooring, closet organizers, composite siding, and 30-year shingles for durability and style. Situated in the highly desirable Cimarron Estates, youâ€™re just minutes from a wide range of shops, restaurants, schools, and Costco. Explore the scenic pathways to the Sheep River, catch a game with the Okotoks Dawgs, and enjoy the vibrant small-town charm with big-city amenities just a short drive away â€“ only 30 minutes to Calgary's South Health Campus and more!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244572    |
| Price          | \$1,399,999 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,210       |
| Acres          | 0.34        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 74 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S0R2                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                               |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                               |
| Fireplaces        | Electric                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                        |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | None                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Composite Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | TN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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