

# \$1,300,000 - 86 Cimarron Estates Drive, Okotoks

---

MLS® #A2261709

**\$1,300,000**

4 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.27 Acres

Cimarron Estates, Okotoks, Alberta

An incredible opportunity to own a brand-new estate home in the sought-after community of Cimarron Estates! Perfectly nestled in the heart of the neighbourhood, this home sits on an expansive 1/3 acre lot within walking distance to nearby amenities. Thoughtfully designed and extensively upgraded, it offers over 3,200 sq. ft. of developed living space across 3 levels, featuring 4 bedrooms, 3.5 bathrooms, 3 versatile living areas, a dedicated home office, a triple attached garage, and generous outdoor living space. The main level showcases a gourmet kitchen that overlooks the dining area and great room, highlighted by a dramatic open-to-below ceiling and a gas fireplace with a tile surround. The kitchen is equipped with an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven and microwave, pot filler, Silgranit apron-front sink, quartz countertops, and a full butler's pantry/mudroom. This functional space is complete with a second fridge, sink, full upper-and-lower cabinetry, and a built-in bench with lockers providing both style and everyday convenience. A front den (perfect for a home office) and a 2-piece powder room complete this level. Upstairs, you'll find a spacious bonus room and a luxurious primary suite overlooking the backyard. The ensuite offers dual sinks, a freestanding soaker tub, and a walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room



complete the upper floor. The fully developed walk-out basement is designed for entertaining, with a wet bar, two living/rec areas, a fourth bedroom, full bathroom, and a large mechanical room with additional storage. The exterior of the home is just as impressive, with Hardie board siding and an expansive main-level deck overlooking the greenspace behind the property. Designed with both elegance and functionality in mind, this home provides a true estate lifestyle inside and out. Currently under construction, this stunning estate home will be move-in ready in winter 2025/2026. Please note: photos are from a past project and may not be an exact representation of the home for sale.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261709    |
| Price          | \$1,300,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,457       |
| Acres          | 0.27        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 86 Cimarron Estates Drive |
| Subdivision | Cimarron Estates          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |

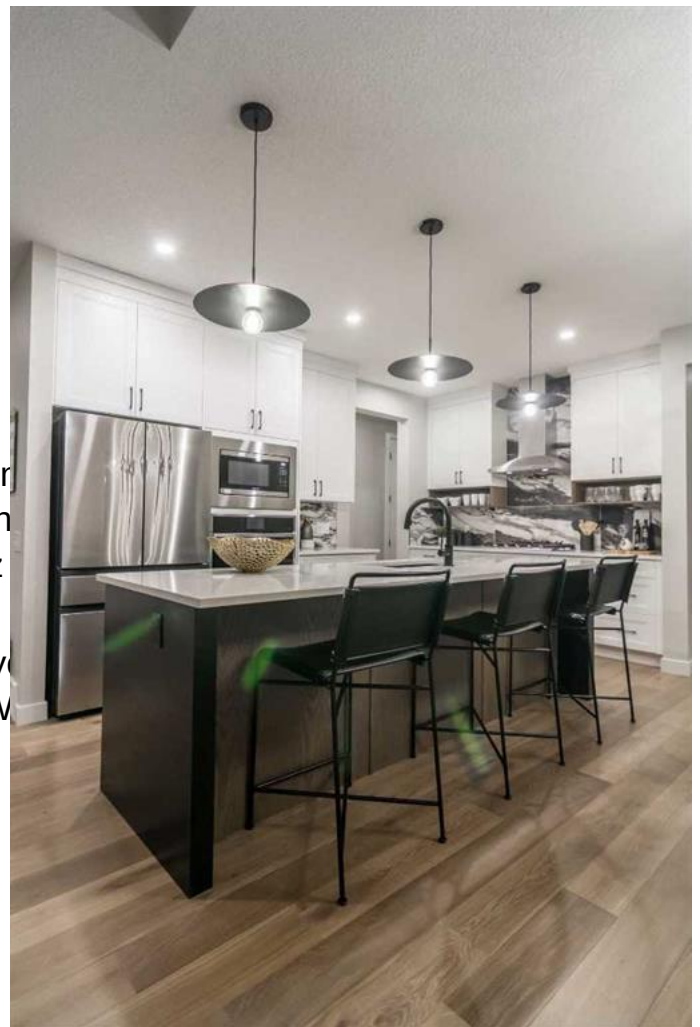
Postal Code T1S 0R1

### Amenities

Amenities Other  
Parking Spaces 6  
Parking Triple Garage Attached  
# of Garages 3

### Interior

Interior Features Built-in Features, Double Vanities, Plumbing Fixtures, No Appliances, Floorplan, Pantry, Quartz Countertops, Windows, Walk-In Closet(s)  
Appliances Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, W  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full



### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Sloped  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 3rd, 2025  
Days on Market 34  
Zoning TN  
HOA Fees 1  
HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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.