

# \$608,000 - 83 Cimarron Trail, Okotoks

MLS® #A2195904

**\$608,000**

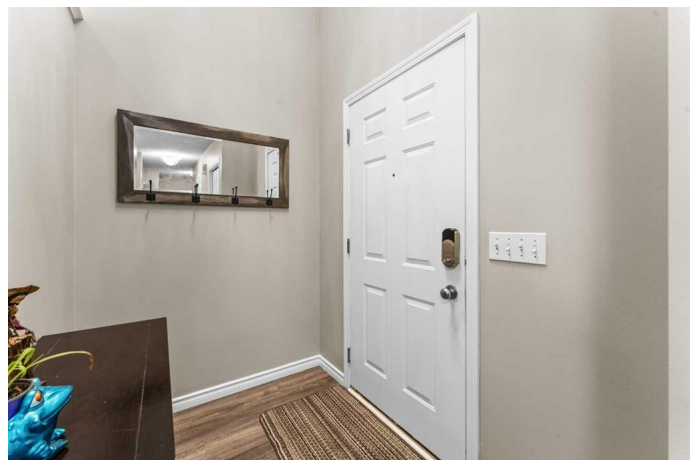
4 Bedroom, 3.00 Bathroom, 1,479 sqft  
Residential on 0.10 Acres

Cimarron Meadows, Okotoks, Alberta

Welcome to this stunning fully finished two-story home, featuring recent upgrades including NEW VINYL FLOORING throughout the main level and upstairs, as well as fresh paint, Hunter Douglas blinds, updated lighting & 4 YEAR OLD SHINGLES! The home boasts gorgeous architectural features such as elegant crown moulding, beautiful archways, and a soaring ceiling height while entering the home - adding a touch of timeless charm and character. Large windows throughout the home flood the interior with natural light, creating an inviting and welcoming atmosphere & the CENTRAL AIR CONDITIONING allows for you to stay comfortable in the Summer months!

The open-concept main floor features a sought-after WALK-THROUGH PANTRY & main laundry, making the flow of the home convenient & seamless! Relax and unwind in the fully finished basement, complete with a projection screen & surround sound THEATRE ROOM perfect for movie nights, as well as an additional bedroom and a four-piece bathroom.

With a total of four bedrooms, this home offers ample space for family and guests. Step outside to discover the EXPANSIVE backyard with WEST exposure & ALLEY ACCESS to potentially give you the freedom of RV PARKING! The LARGE DECK is perfect for outdoor entertaining and relaxation and we've



got all the wiring ready for a hot tub installation, as well as a spacious 8x10 SHED for all your storage needs! It doesn't get much better than this!

Located in a family-friendly neighbourhood, this home is just steps away from shopping centres and multiple schools including St.Mary's & St.John Paul II Collegiate, offering unparalleled convenience and accessibility for families of all ages.

Built in 2003

### **Essential Information**

MLS® #	A2195904
Price	\$608,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Cimarron Trail
Subdivision	Cimarron Meadows
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2E5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, Off Street, Alley Access,

RV Access/Parking  
# of Garages 2

### Interior

Interior Features Crown Molding, Pantry  
Appliances Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Storage  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 20th, 2025  
Days on Market 22  
Zoning TN

### Listing Details

Listing Office CIR Realty

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