

\$995,000 - 13 Cimarron Springs Green, Okotoks

MLS® #A2219015

\$995,000

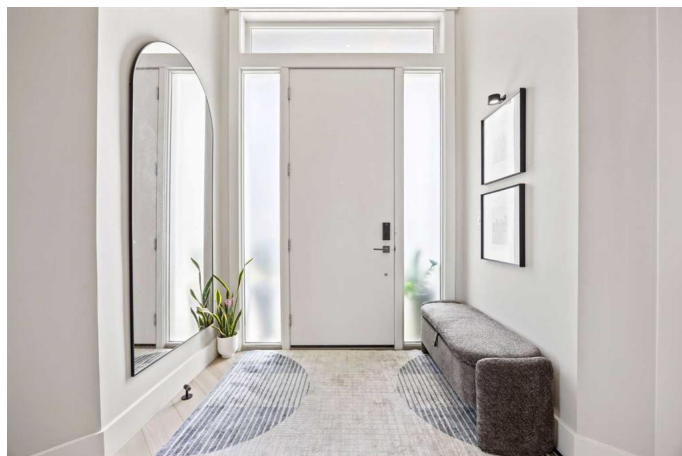
4 Bedroom, 4.00 Bathroom, 2,430 sqft

Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE SUNDAY MAY 17 - 2-4PM***

WOW – This stunning, impeccably maintained 2-storey is the one you've been waiting for! A perfect fusion of function and upscale living, ideally situated in a quiet cul-de-sac and backing onto a serene pond. Step inside and be instantly impressed. Brand new luxury vinyl plank flooring (with warranty) flows seamlessly through the main level, complemented by soaring ceilings and refined, on-trend finishings. Off the entry, you'll find a stylish home office behind French doors, complete with a custom two-sided glass-top desk and floor-to-ceiling built-ins. The open concept living, dining, and kitchen area is bathed in natural light thanks to oversized windows framing stunning pond views. The kitchen is next-level: rich cabinetry, gas range, two dishwashers, beverage/wine fridge, expansive island, and generous counter space – absolutely perfect for entertaining. The dining area fits the whole family and opens through triple patio doors to a dreamy outdoor space. The living room is anchored by a statement fireplace with stone detail, custom lighting, and double mantels – your cozy showstopper. Through the walkthrough pantry, connect to a spacious mudroom with storage closets and direct access to the oversized double heated garage, featuring sunshine doors that offer light and privacy. Upstairs, retreat to a luxe primary suite with its own private balcony overlooking the pond, a large walk-in closet, and ensuite with dual vanities, a



deep soaker tub, and tiled walk-in shower. Two additional generous bedrooms, a full bath, and a laundry room with built-in cabinetry, sink, and folding counter complete the upper level. The fully finished walkout basement includes a fourth bedroom, full bathroom, and a huge rec/games room. Bonus: the enclosed room under the deck is the perfect home gym, workshop, storage space—or your future mancave. The upper deck is made for summer living! Partially covered, featuring a gas fireplace, breathtaking views, and direct access to the yard that opens to walking trails. This home checks every box—luxury, location, lifestyle.

Built in 2016

Essential Information

MLS® #	A2219015
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,430
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cimarron Springs Green
Subdivision	Cimarron Springs
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	3
Zoning	TN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.