\$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 lockersâ€"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'II 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 Var

Plumbing Fixtures, No An

Floorplan, Pantry, Quartz Co

Recreation Facilities

Appliances Bar Fridge, Dishwasher, Dry

Refrigerator, Washer, Oven-E

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 29

Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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