

# \$769,900 - 39 Cimarron Trail, Okotoks

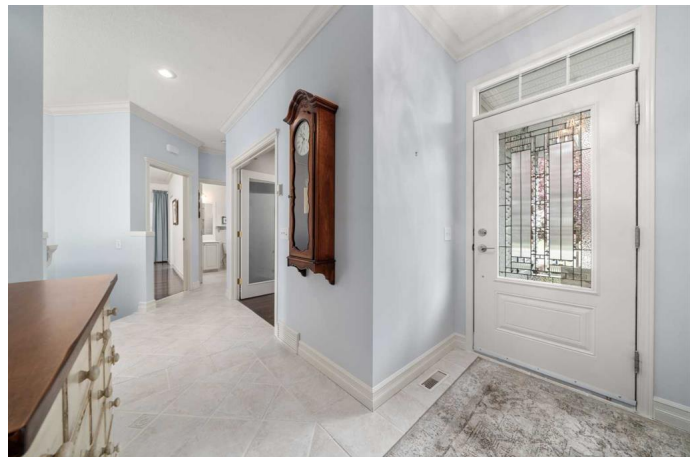
MLS® #A2222603

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,489 sqft  
Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

Welcome to this immaculate one owner, custom built bungalow backing onto greenspace. This gorgeous home wows from the moment you walk in, with beautiful tiled flooring throughout the main traffic areas, gleaming hardwood, high ceilings, crown moulding and an abundance of natural light. The main floor features a large flex room with hardwood floors (could be used as an additional bedroom if needed). Step into the impressive white kitchen that features a Sub-Zero refrigerator, built in stainless steel oven, gas cooktop, Corian counters, corner pantry, imported tile backsplash, large island and an impressive 17 drawers for storage! The kitchen has a triple pane skylight (installed in 2023), so there is lots of natural light. Entertain in the large dining area which overlooks the backyard and greenspace beyond. Did I mention the built in china cabinet in the dining area? Step out into the west facing yard and dine alfresco on the exposed aggregate patio with lovely gazebo. Relax in the spacious living room with 2 way gas fireplace, gorgeous hardwood floors and west facing views. The large primary bedroom features hardwood flooring, a walk in closet with built in organizers and a five piece ensuite with soaker tub, large vanity and a bidet. Completing this main level is a laundry/mudroom and a half bath. In the fully finished basement are 2 bedrooms with a jack and jill 3 piece bathroom between them and a large family room with built in desk. The storage and furnace room has a utility sink,



water softener, central vac and potential for further development if required. There is an oversized double attached garage that is insulated and drywalled. The west facing backyard features low maintenance landscaping, gazebo, garden with raised beds, large shed, privacy screening and is a great place to relax and enjoy the sunsets! This home has had numerous updates/upgrades over the years including triple pane skylights in 2023, new shingles, siding and garage door 2018, front door 2017, hot water tank 2020, dishwasher 2022, microwave 2024. This home benefits from Hunter Douglas blinds and fresh paint on most of the main floor. This home is beautiful and must be viewed to be appreciated! View 3D/Multi Media/Virtual Tour!

Built in 1999

**Essential Information**

MLS® #	A2222603
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,489
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	39 Cimarron Trail
Subdivision	Cimarron
City	Okotoks
County	Foothills County

Province	Alberta
Postal Code	T1S 1V8

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	TN

### Listing Details

Listing Office	RE/MAX First
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