

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

MLS® #A2219015

**\$995,000**

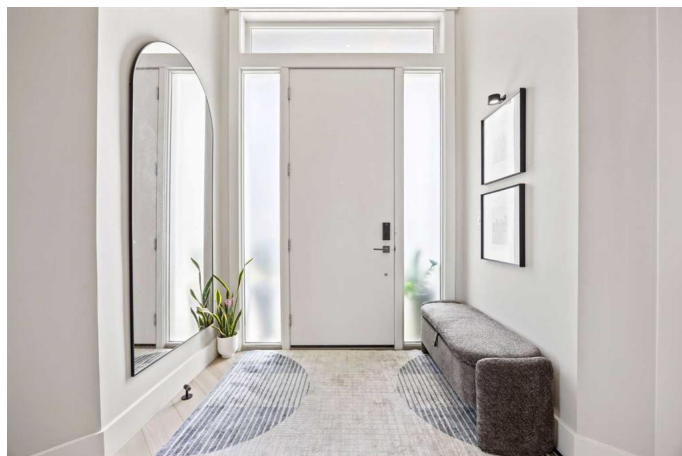
4 Bedroom, 4.00 Bathroom, 2,430 sqft

Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE SATURDAY MAY 17 -

2-3:30PM\*\*\* WOW â€” 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, youâ€™™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 spaceâ€”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 mantelsâ€”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	7
Zoning	TN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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