

\$1,369,900 - 74 Cimarron Estates Drive, Okotoks

MLS® #A2244572

\$1,369,900

4 Bedroom, 4.00 Bathroom, 3,210 sqft

Residential on 0.34 Acres

Cimarron Estates, Okotoks, Alberta

****Price Improvement to reflect finishing the landscaping in the yard. This provides the perfect opportunity for the new owner to personalize and complete the outdoor space to suit their own style and vision.**** Welcome to the “Berkeley” one of Fifth Avenue Homes™ most sought-after floor plans! This beautifully designed traditional two-storey offers over 4,800 sq.ft. of fully developed luxury living space and is loaded with premium upgrades throughout. Step into the stunning great room featuring 20’™ ceilings, a cozy gas fireplace with custom mantle and built-in shelving, and large windows that fill the space with natural light. The open-concept dining area includes two garden doors that lead out to a massive full-width deck “perfect for entertaining or relaxing outdoors. At the heart of the home is the chef-inspired kitchen, complete with a huge center island and breakfast bar, Quartz countertops, upgraded stainless steel appliances, and a convenient walk-through butler’s pantry for added functionality. The main level also features a private front office, a separate tech/computer room, a stylish 2-piece powder room, and a mudroom with direct access to the oversized double attached garage. Upstairs, you’ll find a spacious primary suite with a sitting/retreat area, a spa-like 5-piece ensuite, and a generous walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished walk-out basement is



ideal for entertaining or family living, offering a large rec room with second fireplace, a wet bar, a 4-piece bathroom, and a soundproofed home gym or music room, plus ample storage space. Additionally there is an oversized double attached garage with room for a workshop or extra storage, two fireplaces, custom built-ins, upgraded laminate & tile flooring, closet organizers, composite siding, and 30-year shingles for durability and style. Situated in the highly desirable Cimarron Estates, youâ€™re just minutes from a wide range of shops, restaurants, schools, and Costco. Explore the scenic pathways to the Sheep River, catch a game with the Okotoks Dawgs, and enjoy the vibrant small-town charm with big-city amenities just a short drive away â€“ only 30 minutes to Calgary's South Health Campus and more!

Built in 2024

Essential Information

MLS® #	A2244572
Price	\$1,369,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,210
Acres	0.34
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Cimarron Estates Drive
Subdivision	Cimarron Estates

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S0R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	80
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.