

# \$637,900 - 68 Cimarron Drive, Okotoks

MLS® #A2203700

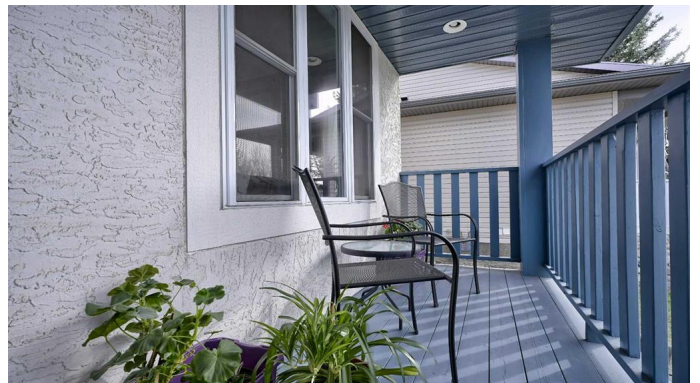
**\$637,900**

3 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.11 Acres

Cimarron Hill, Okotoks, Alberta

If you are looking for the perfect house you have found it! Welcome to this beautiful large 2 story former show home located in a prime location, a low speed school zone, close to schools, shopping, parks, walking paths etc. This charming property boasts a good curb appeal, stucco exterior, fenced yard, cedar deck and alley access. The front door greets you into a well-designed open floor plan with a multipurpose flex room located at the front of the house that will match your needs and lifestyle. This stunning floor plan brings the living room, kitchen and breakfast nook into one space, a great entertaining spot for family and friends. The large, updated kitchen has newer laminate tops and back splash with a huge pantry and unique walk in storage closet at the garage entrance. There are three spacious bedrooms upstairs, the primary has a large walk-in closet and 4-piece ensuite as well both bedrooms have walk in closets. Laundry room is located also on the second level as well as a versatile office workspace which offers additional space for an office, kids play area etc. The lower level is over 50% finished including all upgraded insulation, electrical as well as two finished rooms with windows and closets as well as a finished mechanical room. The open area has walls ready for drywall, leaving the finishing to the new buyer to create their own designs. Enjoy summers with family gatherings, barbecues on a large deck which can be found at the back of the house and located on a mature fenced in



lot with fruit trees and an 8x10 shed. There is car access from the alley to the backyard. This One-of-a-Kind home has many updates which includes a newer High Efficient furnace, Poly B piping replacement, is completed, hot water heater in 2021, and a whole house water filtration system. This well maintained, well-built immaculate home checks off all the boxes. Don't miss the opportunity to book a showing today. HUGE PRICE REDUCTION

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203700    |
| Price          | \$637,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,016       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 68 Cimarron Drive |
| Subdivision | Cimarron Hill     |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 1R9           |

**Amenities**

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Garbage Collection, Phone Available, Water Connected |
| Parking Spaces | 4                                                                                                                                    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows                                                                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Gas Water Heater |
| Heating           | High Efficiency, Forced Air, Humidity Control, Natural Gas, Hot Water                                                                                                            |
| Cooling           | None                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                         |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Rain Gutters                                                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Stucco, Wood Frame                                                                                                      |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 59               |
| Zoning         | R1               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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