

\$1,399,999 - 74 Cimarron Estates Drive, Okotoks

MLS® #A2244572

\$1,399,999

4 Bedroom, 4.00 Bathroom, 3,210 sqft
Residential on 0.34 Acres

Cimarron Estates, Okotoks, Alberta

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	\$1,399,999
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, Double Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, 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	3
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty
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