

# \$590,000 - 83 Cimarron Trail, Okotoks

MLS® #A2195904

**\$590,000**

4 Bedroom, 3.00 Bathroom, 1,479 sqft  
Residential on 0.10 Acres

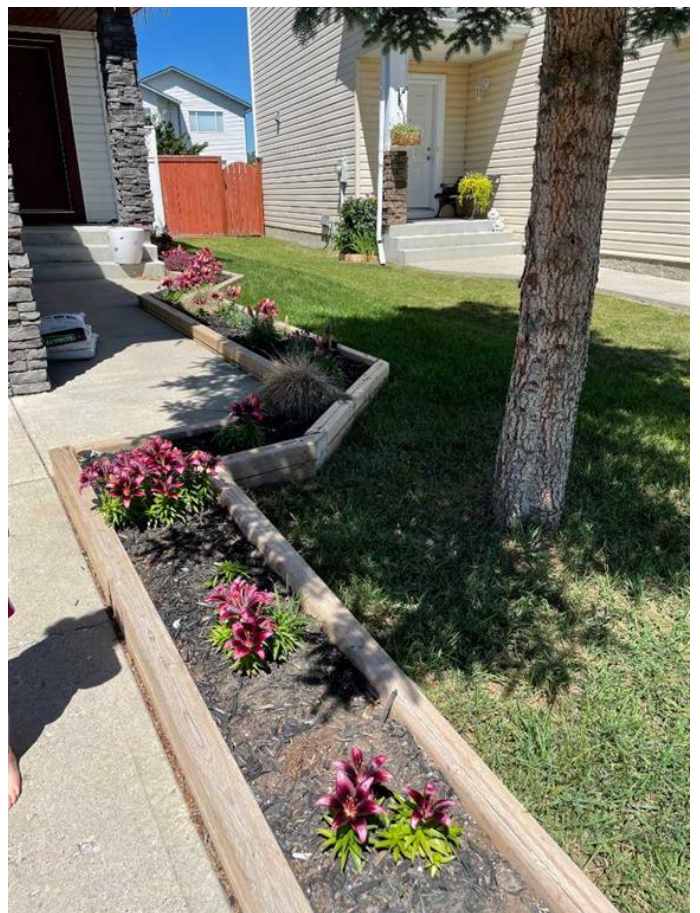
Cimarron Meadows, Okotoks, Alberta

**VALUE ALERT! BRING YOUR OFFER!**

Welcome to this stunning fully finished two-story home, featuring recent upgrades including **NEW VINYL FLOORING** throughout the main level and upstairs, as well as fresh paint, Hunter Douglas blinds, updated lighting & **4 YEAR OLD SHINGLES!** The home boasts gorgeous architectural features such as elegant crown moulding, beautiful archways, and a soaring ceiling height while entering the home - adding a touch of timeless charm and character. Large windows throughout the home flood the interior with natural light, creating an inviting and welcoming atmosphere & the **CENTRAL AIR CONDITIONING** allows for you to stay comfortable in the Summer months!

The open-concept main floor features a sought-after **WALK-THROUGH PANTRY** & main laundry, making the flow of the home convenient & seamless! Relax and unwind in the fully finished basement, complete with a projection screen & surround sound **THEATRE ROOM** perfect for movie nights, as well as an additional bedroom and a four-piece bathroom.

With a total of four bedrooms, this home offers ample space for family and guests. Step outside to discover the **EXPANSIVE** backyard with **WEST** exposure & **ALLEY ACCESS** to potentially give you the freedom of **RV PARKING!** The **LARGE DECK** is perfect for



outdoor entertaining and relaxation and we've got all the wiring ready for a hot tub installation, as well as a spacious 8x10 SHED for all your storage needs! It doesn't get much better than this!

Located in a family-friendly neighbourhood, this home is just steps away from shopping centres and multiple schools including St.Mary's & St.John Paul II Collegiate, offering unparalleled convenience and accessibility for families of all ages.

Built in 2003

### **Essential Information**

MLS® #	A2195904
Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Cimarron Trail
Subdivision	Cimarron Meadows
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2E5

### **Amenities**

Parking Spaces	4
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Parking Double Garage Attached, Dr  
RV Access/Parking

# of Garages 2

### Interior

Interior Features Crown Molding, Pantry

Appliances Dryer, Electric Stove, Gara  
Refrigerator, Washer, Windo

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full



### Exterior

Exterior Features Storage

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed February 20th, 2025

Days on Market 45

Zoning TN

### Listing Details

Listing Office CIR Realty

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