

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

MLS® #A2195904

**\$590,000**

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

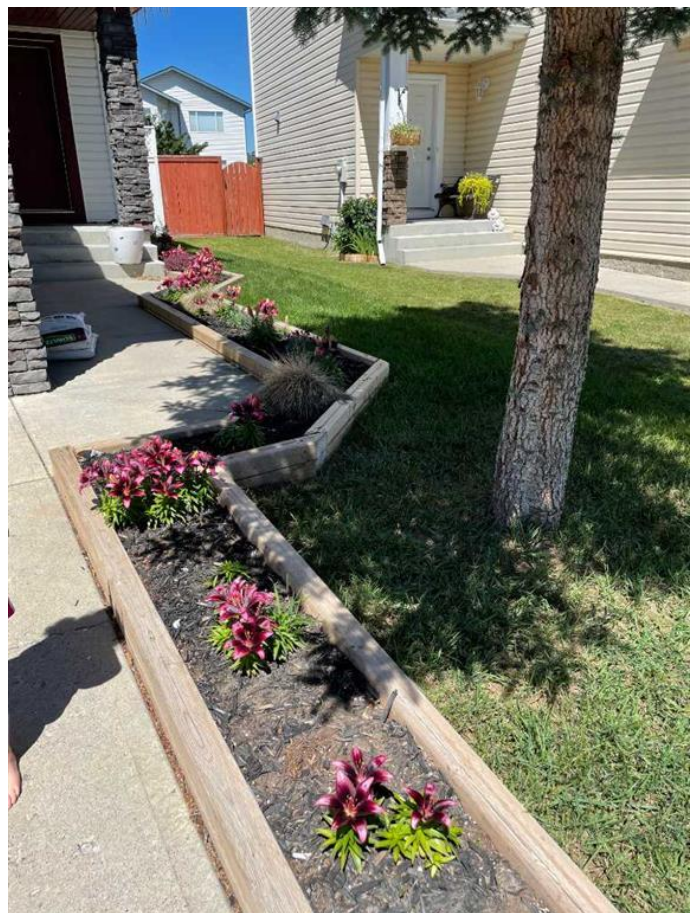
Cimarron Meadows, Okotoks, Alberta

**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
----------------	---

Parking Double Garage Attached, Dr  
RV Access/Parking

# of Garages 2

### Interior

Interior Features Crown Molding, Pantry  
Appliances Dryer, Electric Stove, Gara  
Refrigerator, Washer, Window

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 41

Zoning TN

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.