

\$1,300,000 - 96 Cimarron Estates Drive, Okotoks

MLS® #A2264230

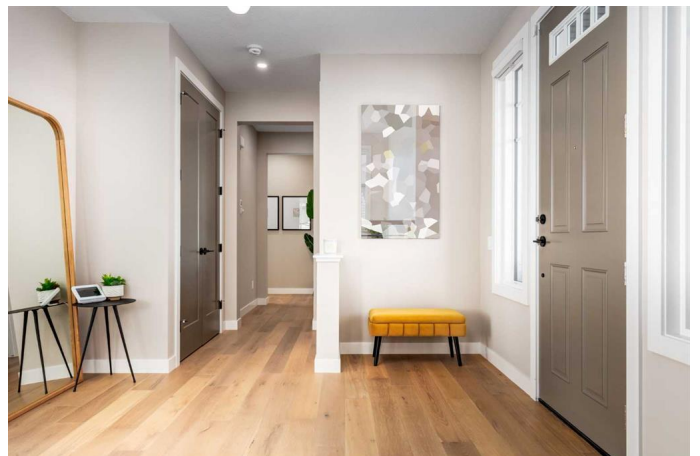
\$1,300,000

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.41 Acres

Cimarron Estates, Okotoks, Alberta

This stunning, newly built bungalow in the prestigious community of Cimarron Estates will be ready for possession in April 2026! For a limited time, you can select the interior finishes for this home, creating a customized property that perfectly reflects your style. Situated on a 17,000 sqft walkout lot with views to greenspace and no neighbour behind, this is truly a rare opportunity. As the last newly built home in Cimarron Estates, don't miss your chance to secure this one-of-a-kind property. With nearly 3,000 sqft of developed living space, this fully finished home blends luxury and comfort. The main level spans 1,740 sqft, featuring an expansive open-concept living area with vaulted ceilings in the kitchen, dining room, and great room, creating an airy, inviting atmosphere. A wall of rear windows fills the space with natural light, while beautiful hardwood flooring flows throughout. At the heart of the home is a gourmet kitchen with a walk-in pantry, full-height cabinetry, a large island with a beverage cooler, and premium stainless-steel appliances, including a gas cooktop, range hood, wall oven, microwave, and French-door fridge. The kitchen seamlessly connects to the dining area with access to the full-width deck overlooking the backyard & greenspace, as well as the great room, highlighted by a striking floor-to-ceiling tiled fireplace. The primary retreat features a spa-inspired ensuite with dual sinks, a full-tile walk-in shower, a soaker tub, and a large walk-in closet with direct access to the laundry



room for added convenience. Completing the main floor are a mudroom off the garage, a 2-piece powder room, and a versatile den/flex room. The fully finished walkout basement adds 1,153 sq. ft. of living space, including two generously sized bedrooms, a full bathroom with dual sinks, and a massive storage/mechanical room. A bright, open rec room with an electric fireplace and a dedicated games area framed by large windows makes the lower level both functional and inviting. From here, walk out to a spacious covered patio and the expansive yard. Other highlights include a side-drive triple-car garage, 8-foot interior doors, premium finishes, and a thoughtful layout designed for modern living. Don't miss this opportunity to own the final newly built home in Cimarron Estates—a home that offers space, privacy, and luxury in one of Okotoks' most sought-after communities. **Note: Photos are from a previous show home and may not be an exact representation of the property.

Built in 2026

Essential Information

MLS® #	A2264230
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.41
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	96 Cimarron Estates Drive
Community	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0R1

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	4
Zoning	TN
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office Charles

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 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.