

\$738,500 - 19 Cimarron Springs Way, Okotoks

MLS® #A2264288

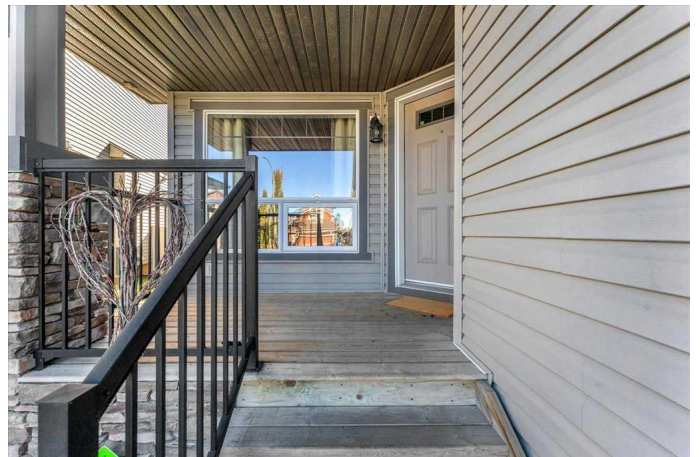
\$738,500

4 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.11 Acres

Cimarron Springs, Okotoks, Alberta

Pride of ownership in this inviting family home in the heart of Cimarron Springs! This home combines space, warmth, and comfort, perfectly designed for growing families. The open-concept layout makes everyday living easy and gatherings memorable, with the kitchen, breakfast nook, and living room all connected in one welcoming flow. The living room has a soaring ceiling and is bathed in sunshine! The cozy gas fireplace becomes a focal point on those cooler days. The kitchen features rich wood cabinetry, stainless-steel appliances, a gas cooktop, and a breakfast bar, ideal for morning coffee or after-school snacks. A front office with French doors offers a quiet place to work or study, while the practical main-floor laundry keeps the household running smoothly. Upstairs, there are four bedrooms, a must-have for growing families. The spacious primary suite includes a walk-in closet and ensuite with a soaker tub and separate shower. Three additional bedrooms and a full bath complete the upper floor, offering plenty of room for everyone. Downstairs, the large unfinished basement has 2 windows and roughed-in plumbing and is ready for your ideas- two more bedrooms, a family room or a home gym and a bathroom, the basement really is that large! Enjoy sunny afternoons in the south-facing backyard, set on a reverse pie-shaped lot that offers both privacy and play space. Ideally located close to parks, schools, and shopping, this home blends everyday convenience with small-town



charm and with flexible possession, you could easily be settled in before Christmas.

Built in 2009

Essential Information

MLS® #	A2264288
Price	\$738,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	19 Cimarron Springs Way
Community	Cimarron Springs
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 0J3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	TN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.