

**96 Cimarron Estates Drive
Okotoks, Alberta**

MLS # A2264230



\$1,300,000

Division: Cimarron Estates

Type: Residential/House

Style: Bungalow

Size: 1,740 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Triple Garage Attached

Lot Size: 0.41 Acre

Lot Feat: Back Yard, Pie Shaped Lot, Private

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Stone, Wood Frame

Zoning: TN

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

This stunning, newly built bungalow in the prestigious community of Cimarron Estates will be ready for possession in May 2026! Situated on a 17,000 sqft walkout lot with views to green space 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. Interior selections are at the end of the photos (Images 30-36).