\$639,900 - 63 Cimarron Trail, Okotoks

MLS® #A2206255

\$639,900

3 Bedroom, 3.00 Bathroom, 1,833 sqft Residential on 0.10 Acres

Cimarron Park, Okotoks, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom home in the desirable community of Cimarron Park, Okotoks backing directly onto St. John Paul II Collegiate playground. With over 2,500 sq. ft. of developed living space, this beautifully upgraded home offers modern conveniences, a fantastic layout, and an unbeatable location, perfect for anyone. Step inside to a bright, open-concept floor plan, where the spacious kitchen, dining, and living areas seamlessly flow together. The kitchen has been upgraded with a brand-new fridge and microwave, along with a gas stove conversion, making it perfect for cooking and entertaining. Upstairs, all three bedrooms, including the primary suite with a private ensuite updated ensuite, while a bonus room offers additional space for a media room, play area, or home office. The fully finished basement includes an extra room that can serve as a bedroom or office, including another media or game room, which adds even more versatility. This home is loaded upgrades including a heated and insulated garage with 220V power, a new central vacuum system, and completely fixed-up for air conditioning, allowing for easy installation of just a unit in the future. The backyard is a true oasis, featuring a hot tub, a new patio slab walkway, garden beds, a greenhouse, and a gas line for both a BBQ and a fire pit, creating the perfect space for outdoor enjoyment year-round. Adding to the home's curb appeal, permanent LED soffit lighting provides







customizable ambiance at the touch of a button. This home includes a private access gate to the playground, offering incredible convenience for families with school-aged children. Situated in a quiet, family-friendly neighborhood with easy access to parks, schools, and all essential amenities, this home truly has it all. Don't miss the opportunity to make this Cimarron Park gem your ownâ€"schedule a viewing today!

Built in 2003

Essential Information

MLS® # A2206255 Price \$639,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,833
Acres 0.10
Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 63 Cimarron Trail
Subdivision Cimarron Park

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 2E6

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters,

Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Backs on to Park/Green Space, City Lot, Garden, Landscaped, No

Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 7

Zoning TN

Listing Details

Listing Office RE/MAX First

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