

# \$630,000 - 22 Cimarron Crescent, Okotoks

MLS® #A2211501

**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,823 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Step into this beautiful 2-storey home nestled in the heart of Cimarron, one of Okotoks's™ most desirable communities. With tree-lined streets, walking paths, and a true sense of community, Cimarron offers the perfect blend of small-town charm and modern amenities—and this home checks every box. Boasting 3 bedrooms, 2 and a half bathrooms, and over 2561 sqft of thoughtfully designed living space, this home is ideal for families, professionals, or anyone looking for comfort and versatility. One of the standout features? A brand new roof (2025) with a transferable warranty, giving you long-term peace of mind and added value from day one. Inside, the main floor welcomes you with an open, airy layout featuring a spacious living room with a bright dining area, and a well-equipped kitchen with plenty of storage, a central island, and modern appliances. Upstairs, the primary suite is your private retreat with a full ensuite. Two additional bedrooms with large closets, a second full bathroom, and a flexible bonus room offer room for work, rest, or play. The fully finished basement offers enough space to add a fourth bedroom and full bathroom if desired. The backyard is fully fenced, with space to entertain, or unwind on the deck. Plus, you're just minutes from schools, parks, walking trails, and all the shops and services of Okotoks. Located in Cimarron, you're just 25 minutes from Calgary, but miles away from the hustle.



Built in 1998

## Essential Information

MLS® #	A2211501
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,823
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	22 Cimarron Crescent
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1S7

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Zoning	TN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.