

# \$799,900 - 28 Cimarron Trail, Okotoks

MLS® #A2203757

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.11 Acres

Cimarron Park, Okotoks, Alberta

Welcome to 28 Cimarron Trail, a truly amazing opportunity to own a fully developed walkout bungalow in the heart of Cimarron. Backing onto the extraordinary Environmental Reserve greenspace, this house genuinely represents Location, Location, Location. Located only steps away from St. Mary's Elementary and JP11 Junior High Schools, and only minutes from Foothill Composite High School, this location is truly one of a kind for unparalleled school access. Outside, this beautiful home has been newly upgraded with an impressive exposed aggregate driveway, sidewalk and rebuilt steps. Surrounded by mature trees, the tastefully landscaped front and back yards are low maintenance just sit back and enjoy your summer. Step inside and you'll instantly notice the grand 10' tall high ceilings, the impressive views out the large back windows, and the stunning ground up kitchen transformation including the dramatic 9' x 6' island. With a redesigned layout, stacked cabinets providing an amazing amount of storage and absolutely breathtaking leathered granite with a matching seamless backsplash, this is the kitchen you've always dreamed of. High-end Dacor S/S appliances, a 36" gas range and built-in fridge top off the complete kitchen renovation. Wide plank, hand scraped, fumed, white oak flooring is present in the entire main floor and provides a warm, inviting, and luxurious feeling. The living room features a recently serviced gas fireplace and large mantle for your TV or house plants. Off the kitchen eating



area is a maintenance free deck with glass railings and vinyl decking allowing you to comfortably watch all the wildlife pass by. Located on the main level, the Master Suite has a newly renovated ensuite with a large custom shower with 10mm frameless glass, natural stone flooring with beautiful oversized wall tile. The granite dual vanity has a large amount of storage and the always important heated tile floors for those chilly mornings. The walk-in closet has new wire shelving offering lots of additional storage. Completing the main level is an Office/Guest bedroom with a bright large window and next to a bathroom with a shower. In the bright and open developed walkout basement, there are 2 additional bedrooms, an exercise area, a gas fireplace and generous TV watching area - this basement can be imagined in so many different ways. There is also a newer covered ground level deck off the basement door, providing easy access to the backyard. The mechanical/laundry room is large and has plenty of additional storage along with a Maytag XL W/D. Feel confident in the new Furnace and Air Conditioning that were professionally installed in 2020, along with whole home water filtration and a new water softener, both added in 2024. The attached garage is insulated and heated, keeping your cars warm and cozy on those cold winter days. Easy access to Okotoks' amazing pathway system and only a short drive to major shopping areas. No disappointments here; call for your private viewing today.

Built in 2001

### **Essential Information**

MLS® #	A2203757
Price	\$799,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,520
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	28 Cimarron Trail
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1V8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Garage Control(s), Gas Range, Washer, Water Conditioner, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped,

	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	26
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.