

# \$599,900 - 71 Cimarron Drive, Okotoks

MLS® #A2242705

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.12 Acres

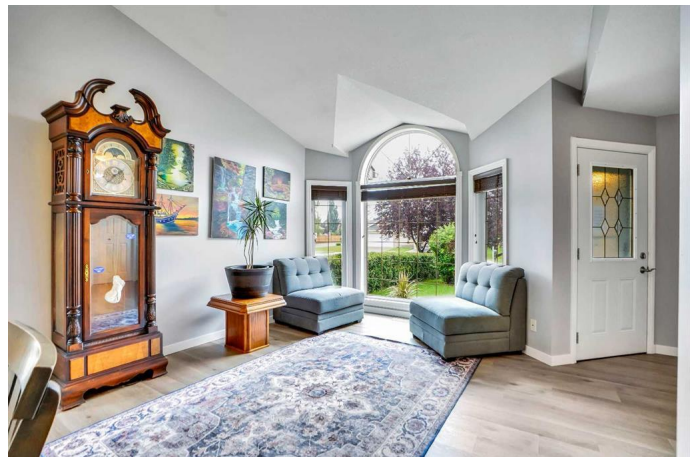
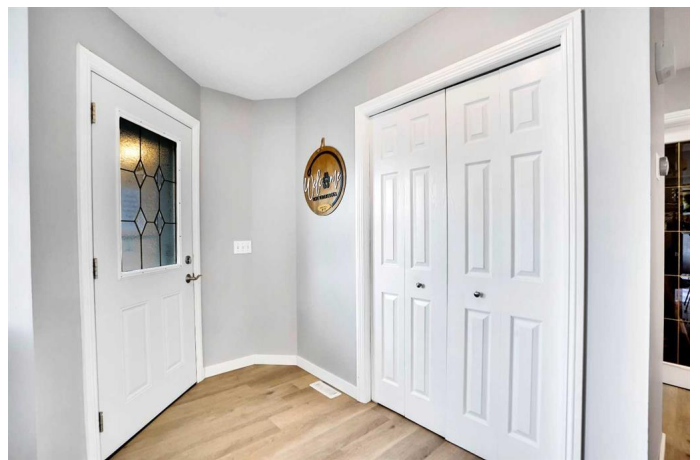
Cimarron, Okotoks, Alberta

Welcome to Cimarron â€“ one of Okotoksâ€™ most established and sought-after communities. This 1,773 sq ft home offers timeless curb appeal with its durable stucco exterior and a bright, open interior featuring vaulted ceilings that add space and character to the main floor.

The kitchen is a standout, designed for both everyday living and entertaining, with warm wood countertops, a massive central island, stainless steel appliances, and a sink perfectly positioned under a window overlooking the yard. Wood spindle railings bring a touch of classic charm, while the open-concept layout flows effortlessly from kitchen to dining to living areas.

Upstairs, youâ€™ll find three comfortable bedrooms including a spacious primary suite with a private ensuite featuring a 5' shower. A full main bath completes the upper level. The partially finished basement adds a fully finished fourth bedroom, another full bathroom, and plenty of flexible space for a media room, gym, or home office.

Outside, enjoy a large fenced yard with a generous deckâ€”perfect for BBQs and relaxing summer evenings. Large rain barrel tanks add eco-friendly function, and the oversized double garage offers plenty of room for vehicles and storage. Recent updates include a new furnace and hot water tank



within the last two years. Located close to schools, shopping, parks, and all the essentials, this home blends comfort, style, and practicality in one perfect package. (Hot tub not included.)

Built in 1998

### Essential Information

MLS® #	A2242705
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	71 Cimarron Drive
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1S6

### Amenities

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

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Storage, Vaulted Ceiling(s)
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Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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