

# \$849,900 - 18 Cimarron Grove Bay, Okotoks

MLS® #A2260175

**\$849,900**

5 Bedroom, 4.00 Bathroom, 1,824 sqft  
Residential on 0.10 Acres

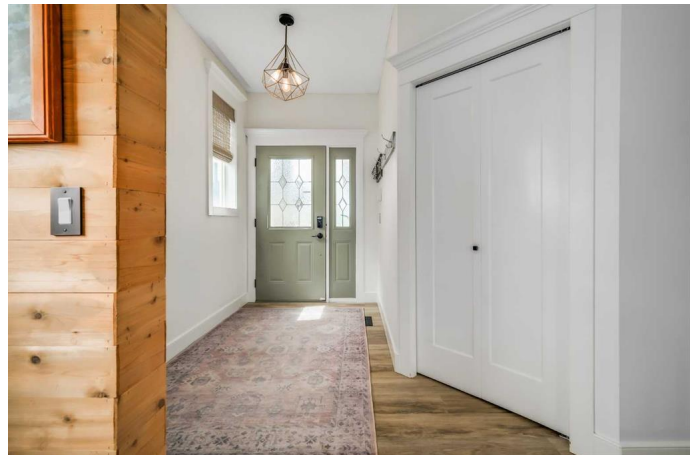
Cimarron, Okotoks, Alberta

Backing onto a serene nature reserve, this fully renovated 2-storey walkout offers nearly 2,500 sqft of beautifully reimagined living space with 5 bedrooms upstairs and 3.5 bathrooms. Every inch of this home has been professionally redesigned with a modern coastal-industrial vibe that blends warmth, style, and durability.

The main floor showcases a custom-renovated kitchen (2025) with a striking concrete island inlaid with shell, fossils, and agate. Paired with high-end appliances including a Forno gas range, LG range, and Samsung fridge. The open-concept living space is anchored by a dramatic ledger-stone fireplace and new flooring throughout, flowing seamlessly into the sun-filled dining area.

Upstairs you'll find five spacious bedrooms, each with blackout blinds, custom linen drapes, and brand-new solid Lincoln doors with upgraded trim and baseboards. Bathrooms throughout the home have been fully redesigned with curbless showers, waterproofing systems, and custom concrete countertops, mirrors, and finishes; built to last.

The fully finished walkout basement (2025) expands your living space with a large recreation area, a brand-new electric fireplace, and a 100% waterproof full micro-concrete bathroom featuring shiplap ceiling with concrete integral sink. Step outside to the



private cedar hot-tub room (2024) with a 10-person All American spa, perfect for year-round relaxation.

Additional highlights include a new vinyl deck (2024), a custom chevron-tiled staircase, designer lighting throughout, new washer/dryer set (2023), a 107 sqft shed, and a double attached garage.

With its one-of-a-kind design, premium finishes, and breathtaking natural backdrop, this home delivers the perfect balance of luxury and lifestyle.

Built in 2006

Essential Information

MLS® #	A2260175
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,824
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Cimarron Grove Bay
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Stone Counters, Natural Woodwork
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting, Environmental Reserve
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 25th, 2025
Zoning	TN

## Listing Details

Listing Office	CIR 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.