

\$1,300,000 - 86 Cimarron Estates Drive, Okotoks

MLS® #A2261709

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,457 sqft

Residential on 0.27 Acres

Cimarron Estates, Okotoks, Alberta

An incredible opportunity to own a brand-new estate home in the sought-after community of Cimarron Estates! Perfectly nestled in the heart of the neighbourhood, this home sits on an expansive 1/3 acre lot within walking distance to nearby amenities. Thoughtfully designed and extensively upgraded, it offers over 3,200 sq. ft. of developed living space across 3 levels, featuring 4 bedrooms, 3.5 bathrooms, 3 versatile living areas, a dedicated home office, a triple attached garage, and generous outdoor living space. The main level showcases a gourmet kitchen that overlooks the dining area and great room, highlighted by a dramatic open-to-below ceiling and a gas fireplace with a tile surround. The kitchen is equipped with an impressive appliance package, including a gas cooktop, chimney hood fan, built-in wall oven and microwave, pot filler, Silgranit apron-front sink, quartz countertops, and a full butler's pantry/mudroom. This functional space is complete with a second fridge, sink, full upper-and-lower cabinetry, and a built-in bench with lockers—providing both style and everyday convenience. A front den (perfect for a home office) and a 2-piece powder room complete this level. Upstairs, you'll find a spacious bonus room and a luxurious primary suite overlooking the backyard. The ensuite offers dual sinks, a freestanding soaker tub, and a walk-in shower, along with a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room



complete the upper floor. The fully developed walk-out basement is designed for entertaining, with a wet bar, two living/rec areas, a fourth bedroom, full bathroom, and a large mechanical room with additional storage. The exterior of the home is just as impressive, with Hardie board siding and an expansive main-level deck overlooking the greenspace behind the property. Designed with both elegance and functionality in mind, this home provides a true estate lifestyle inside and out. Currently under construction, this stunning estate home will be move-in ready in winter 2025/2026. Please note: photos are from a past project and may not be an exact representation of the home for sale.

Built in 2026

Essential Information

MLS® #	A2261709
Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,457
Acres	0.27
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	86 Cimarron Estates Drive
Subdivision	Cimarron Estates
City	Okotoks
County	Foothills County
Province	Alberta

Postal Code T1S 0R1

Amenities

Amenities Other
Parking Spaces 6
Parking Triple Garage Attached
of Garages 3

Interior

Interior Features Built-in Features, Double Van, Plumbing Fixtures, No An, Floorplan, Pantry, Quartz, Windows, Walk-In Closet(s)
Appliances Bar Fridge, Dishwasher, Dry, Range Hood, Refrigerator, W
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Exterior Entry, Walk-Out



Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Sloped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025
Days on Market 18
Zoning TN
HOA Fees 1
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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