



## 74 Cimarron Estates Drive Okotoks Alberta

\$1,350,000

Welcome to 74 Cimarron Estates Drive -- a showpiece of craftsmanship and thoughtful design in one of Okotoks' most prestigious communities with some of the best views in town! Built by Fifth Avenue Homes, this property delivers over 4,600 square feet of beautifully finished living space and stands out for both its quality and versatility. The main level offers an immediate sense of volume and warmth, highlighted by soaring ceilings, massive windows, and a great room centered around a stunning gas fireplace with custom built-ins. The dining area opens to a full-width deck overlooking the backyard, making it perfect for hosting friends or relaxing in the evenings. The kitchen is the heart of this home -- anchored by a large quartz island and finished with professional-grade stainless steel appliances, a walk-through butler's pantry, and plenty of workspace for those who love to cook or entertain. On the main level, you'll also find a large office and an additional bonus space, providing flexibility for families who need multiple work zones or a main-floor bedroom option. A well-appointed mudroom with direct garage access and a designer powder room complete this level. Upstairs, the primary suite feels like a private retreat, complete with a cozy sitting area, a luxurious five-piece ensuite, and an impressive walk-in closet. Two additional bedrooms, a four-piece bath, and a large laundry room with extra storage make the upper floor as functional as it is elegant. The fully developed walk-out basement extends the living space with a bright recreation area featuring a second fireplace and a wet bar, ideal for movie nights or hosting guests. There's also a soundproofed fitness or music room, a full bathroom, and additional storage. Recent upgrades add tremendous value, including over \$50,000 in exterior concrete work, Gemstone lighting, a tankless water heater, and dual high-e...

3pc Bathroom 8.67 Ft x 8.75 Ft

Bedroom 12.33 Ft x 15.25 Ft

Recreational, Games room 29.50 Ft x 38.17 Ft

Storage 19.58 Ft x 19.42 Ft

Furnace 8.92 Ft x 8.83 Ft

2pc Bathroom 5.50 Ft x 7.92 Ft

Living room 18.83 Ft x 17.83 Ft

Office 10.33 Ft x 10.92 Ft

Pantry 9.00 Ft x 10.83 Ft

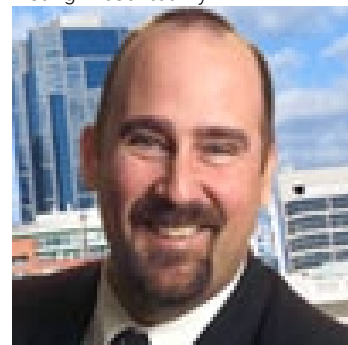
Laundry room 9.08 Ft x 7.17 Ft

4pc Bathroom 8.25 Ft x 6.25 Ft

5pc Bathroom 16.67 Ft x 13.25 Ft

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Listing Presented By:



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Breakfast 12.00 Ft x 6.58 Ft

Dining room 13.75 Ft x 11.58 Ft

Foyer 7.67 Ft x 7.17 Ft

Kitchen 21.17 Ft x 16.58 Ft

Bedroom 13.00 Ft x 12.83 Ft

Bedroom 12.17 Ft x 10.75 Ft

Primary Bedroom 21.75 Ft x 24.17 Ft