



## 96 Cimarron Estates Drive Okotoks Alberta

\$1,300,000

This stunning, newly built bungalow in the prestigious community of Cimarron Estates will be ready for possession in April 2026! Situated on a 17,000 sqft walkout lot with views to greenspace and no neighbour behind, this is truly a rare opportunity. As the last newly built home in Cimarron Estates, don't miss your chance to secure this one-of-a-kind property. With nearly 3,000 sqft of developed living space, this fully finished home blends luxury and comfort. The main level spans 1,740 sqft, featuring an expansive open-concept living area with vaulted ceilings in the kitchen, dining room, and great room, creating an airy, inviting atmosphere. A wall of rear windows fills the space with natural light, while beautiful hardwood flooring flows throughout. At the heart of the home is a gourmet kitchen with a walk-in pantry, full-height cabinetry, a large island with a beverage cooler, and premium stainless-steel appliances, including a gas cooktop, range hood, wall oven, microwave, and French-door fridge. The kitchen seamlessly connects to the dining area with access to the full-width deck overlooking the backyard & greenspace, as well as the great room, highlighted by a striking floor-to-ceiling tiled fireplace. The primary retreat features a spa-inspired ensuite with dual sinks, a full-tile walk-in shower, a soaker tub, and a large walk-in closet with direct access to the laundry room for added convenience. Completing the main floor are a mudroom off the garage, a 2-piece powder room, and a versatile den/flex room. The fully finished walkout basement adds 1,153 sq. ft. of living space, including two generously sized bedrooms, a full bathroom with dual sinks, and a massive storage/mechanical room. A bright, open rec room with an electric fireplace and a dedicated games area framed by large windows makes the lower level both functional and inviting. From here, walk out...

Recreational, Games room 15.25 Ft x 14.83 Ft

Recreational, Games room 15.00 Ft x 19.75 Ft

Bedroom 14.67 Ft x 12.42 Ft

Bedroom 9.08 Ft x 11.25 Ft

5pc Bathroom Measurements not available

Great room 16.00 Ft x 15.00 Ft

Dining room 15.00 Ft x 10.83 Ft

Kitchen 15.25 Ft x 12.50 Ft

Other 10.50 Ft x 11.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.67 Ft x 15.00 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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