# \$1,225,000 - 100 Cimarron Estates Drive Se, Okotoks

MLS® #A2202065

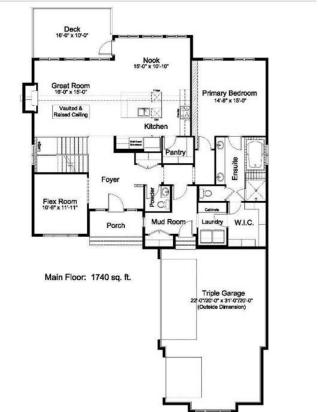
# \$1,225,000

3 Bedroom, 3.00 Bathroom, 1,740 sqft Residential on 0.26 Acres

Cimarron Estates, Okotoks, Alberta

LEASE BACK OPPORTUNITY! This stunning newly built bungalow in beautiful Cimarron Estates offers a unique investment opportunity, as it will be leased back for one year at a competitive rate, providing immediate rental income for the new owner while they're ensuring they get to purchase this beautiful show home! Situated on a large pie-shaped lot that spans over 11,000 square feet, this home features 1,740 sq. ft. on the main level plus a fully developed 1,136 sq. ft. walkout basement, designed with modern elegance and functionality in mind. The open-concept living space boasts vaulted ceilings in the great room, oversized windows, and a beautiful gas fireplace, creating a bright and inviting atmosphere with plenty of natural light all day long. The upgraded gourmet kitchen includes quartz countertops, stainless steel appliances, a walk-in pantry, and custom cabinetry. This is the perfect space for entertaining with ample room to host larger groups. A flex room on the main floor provides versatility for a home office or additional seating area. The spacious primary suite offers a luxurious 5pc ensuite complete with a soaker tub, walk-in shower, dual sinks and private water closet - in addition to its walk-in closet. The mudroom with laundry adds convenience for daily living with everything you need on the main level. The fully finished walkout basement features an electric fireplace and additional living space, ideal for relaxation or gatherings as well as two additional bedrooms





and another 5 pc bathroom. Outdoor enjoyment is easy with a large rear deck overlooking the yard. Completing this home is a side-drive triple-car garage, providing ample parking and storage. With 8' interior doors, premium finishes, and a well-designed layout, this home blends style and practicality. Don't miss this exceptional lease-back opportunityâ€"own a brand-new home in Cimarron Estates with guaranteed rental income for one year! Possession of this gorgeous home will be at the end of May 2025. Contact today for details.

#### Built in 2025

## **Essential Information**

MLS® # A2202065 Price \$1,225,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,740 Acres 0.26 Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 100 Cimarron Estates Drive Se

Subdivision Cimarron Estates

City Okotoks

County Foothills County

Province Alberta
Postal Code T1S 0R1

## **Amenities**

Amenities None

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

Interior

Interior Features Double Vanity, No Animal H

Pantry, Quartz Counters, Sto

Appliances Built-In Oven, Dishwasher,

Hood, Washer

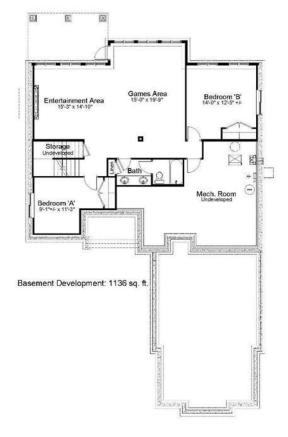
Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Electric, Gas, Gre

Has Basement Yes

Basement Finished, Full, Walk-Out



### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed March 13th, 2025

Days on Market 62 Zoning TN

HOA Fees 1

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Charles

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