

# \$619,000 - 61 Cimarron Trail, Okotoks

MLS® #A2216194

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Open House: Saturday, May 10 1:00-4:00pm.

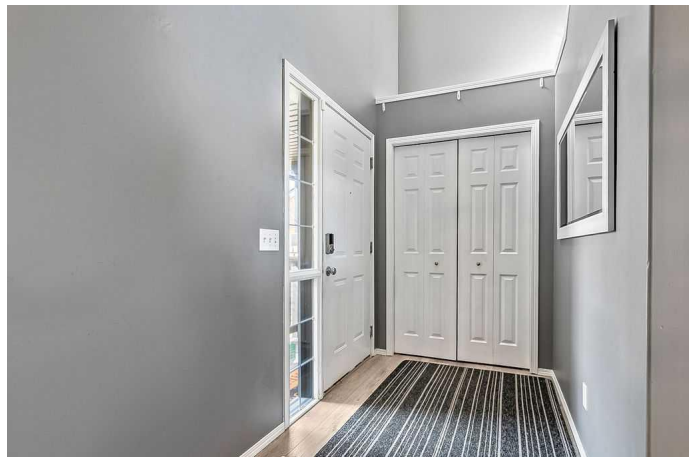
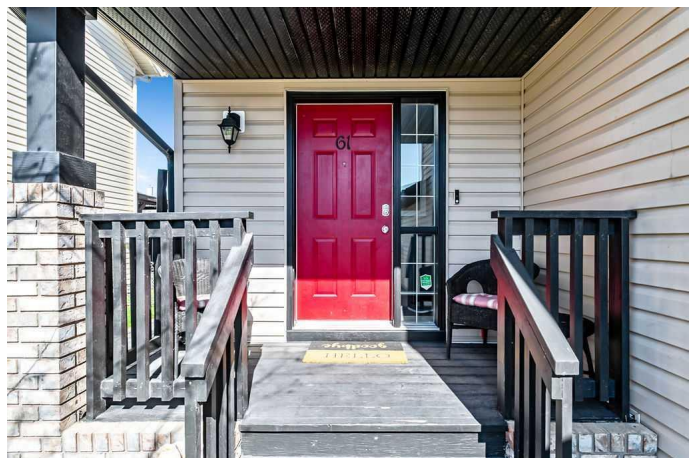
This lovely 2-storey home is located in Cimarron backing onto greenspace â€” just steps from an elementary school and Jr. High School, and a short two blocks to the Foothills Composite High School. Youâ€™re also walking distance to shopping, dining, pathways, parks, an urgent care center, and more. The main floor offers a flex space behind French doors which can be used as an office or dining room. The updated eat-in kitchen with dining nook features newer stainless steel appliances, quartz countertops, a central island with barstools, and more. The inviting living room offers the warmth of a gas fireplace. Main floor laundry is conveniently located in the garage mudroom. Upstairs, you will find 3 bedrooms including the huge primary bedroom with a second gas fireplace, walk-in closet with built-on closet organizer, and a large 5-piece ensuite with double vanity and a corner soaker bath tub. The basement is unfinished and awaiting your ideas. Outside in the spacious back yard you can enjoy the rear deck, patio and the open space with no neighbors behind.

Built in 2003

## Essential Information

MLS® # A2216194

Price \$619,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	61 Cimarron Trail
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2E6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	French Door, Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	6
Zoning	TN

### **Listing Details**

Listing Office	RE/MAX First
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