

# \$839,000 - 11 Cimarron Springs Circle, Okotoks

MLS® #A2262540

**\$839,000**

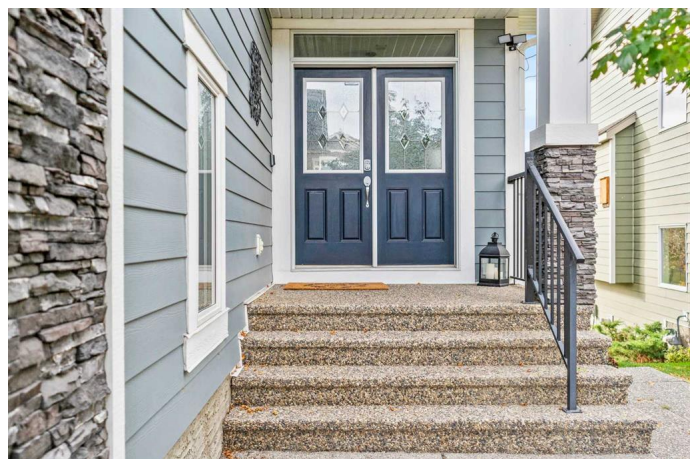
4 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

Discover this stunning former show home in Cimarron Springs, ready for its new owners! Step through the elegant double front doors into a bright foyer that opens to a spacious, open-concept main floor. This level features a well-sized office, a cozy living room complete with a fireplace, and an expansive kitchen island surrounded by abundant cabinet space and luxurious quartz countertops, perfect for dining and entertaining. Venture upstairs to find a central bonus room, generously sized bedrooms, and a large bathroom. The master retreat serves as a peaceful getaway, boasting a tray ceiling and an exquisitely upgraded ensuite, along with a walk-in closet that conveniently connects to the laundry area. The walk-out basement, developed by the builder, is an entertainer's paradise, featuring an additional bedroom and bathroom. This well-cared-for home is packed with upgrades, including a full-wall built-in entertainment unit in the bonus room, ideal for family movie nights. Additional built-ins at the top of the stairs and in the ensuite enhance the home's functionality.

The top deck offers ample space for outdoor dining and includes gas line hookups for your BBQ on the west-facing deck. With full fiber-cement siding, an exposed aggregate driveway and patio, air conditioning, and a walk-out basement that backs onto a scenic pathway leading to a pond, this home has it all. The fully insulated and heated garage features epoxy floors and a utility sink. This



turn-key property is truly move-in ready!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262540    |
| Price          | \$839,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,362       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 11 Cimarron Springs Circle |
| Subdivision | Cimarron Springs           |
| City        | Okotoks                    |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1S 0M1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Walk-In Closet(s)                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Landscaped                   |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | TN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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