

\$650,000 - 14 Cimarron Way, Okotoks

MLS® #A2254970

\$650,000

5 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

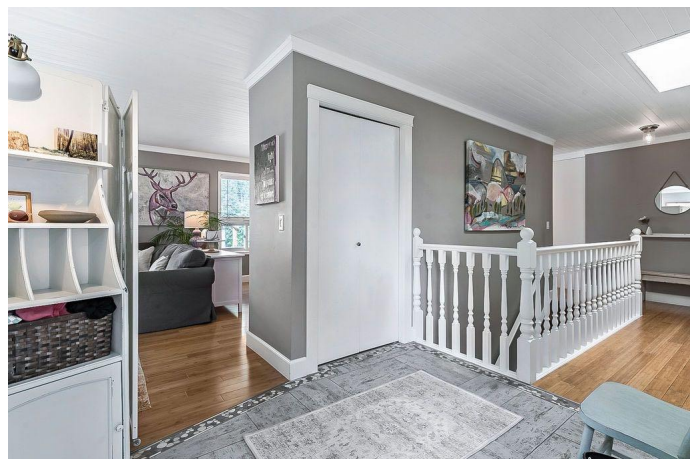
~Prepare to fall in love~ This magazine worthy bungalow exudes elegance, character and warmth with abundant natural light. Destined for someone who appreciates charm, with a cottageâ€“farmhouse vibe. It captures you from the moment you step inside. From shiplap ceilings and rustic timber shelving, to bamboo flooring, wainscoting, and curated light fixturesâ€“every detail has been lovingly designed and beautifully remodelled.

The French white country kitchen is a dream, filled with windows, ceiling-height cabinetry, pull out shelving and a gas range. Thoughtful touches include instant hot water, a wall pantry, coffee bar, locally sourced barn wood accents, gleaming quartz countertops, and a bakerâ€™s island with a butcher-block topâ€“just waiting for pastry to be rolled out or bread to rise.

Thereâ€™s room for a large dining table beneath an elegant chandelier, while the sun-filled living room offers a welcoming brick-faced fireplace, a cozy book nook, and built-in shelving that will cause you to say, "It is GOOD to be home".

The main level is 1400 sq. ft. featuring three generous bedrooms. The spacious bathroom is a showpiece, with in-floor heating, a stunning soaker tub, a grand walk-in shower with floor-to-ceiling tile, and a vanity that ties the whole space together.

Downstairs, the fully finished basement adds two more bedrooms, a large recreation room, and another luxurious full



bathroom”complete with heated floors and stylish hexagon tile.

But perhaps the most magical space lies outdoors. The backyard is a retreat and an oasis, with tiered decks, a gas line for your BBQ, a privacy fence with iron accents and wildflowers tucked into charming nooks. Cobblestone pathways meander through mature evergreens, apple trees, and vibrant perennials. A pergola with lighting and a private outdoor wood fire pit area make it the perfect place to gather with friends under the stars. The detached HEATED GARAGE is approx. 15 years old providing ample space for parking and storage.

Updates and extras abound: most windows replaced, updated plumbing, a water filtration system, 220V in the garage, new washer and dryer, a skylight, cat door, ceiling speakers (kitchen), custom walk-in closet, plus a garden and bike shed. The central location is incredible. Very close to the Sheep River trail system and walking distance to stores and restaurants.

This is the kind of home that rarely comes to market ~ Call your agent today to see it in person.~

Built in 1992

Essential Information

MLS® #	A2254970
Price	\$650,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	14 Cimarron Way
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Quartz Counters, Skylight(s), Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	1

Zoning

TN

Listing Details

Listing Office

Century 21 Foothills Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.