

# \$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.

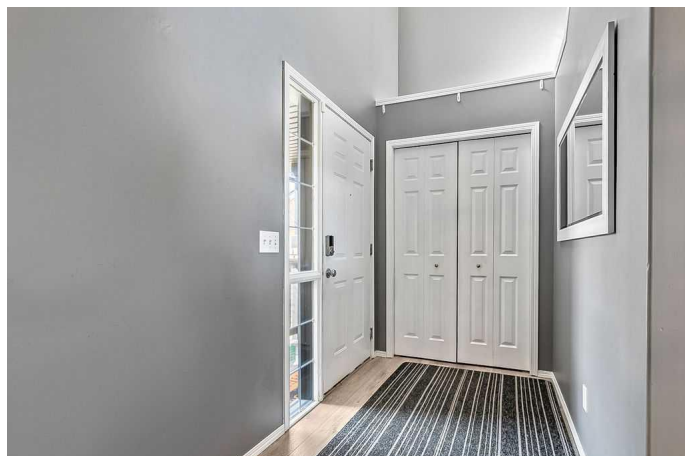
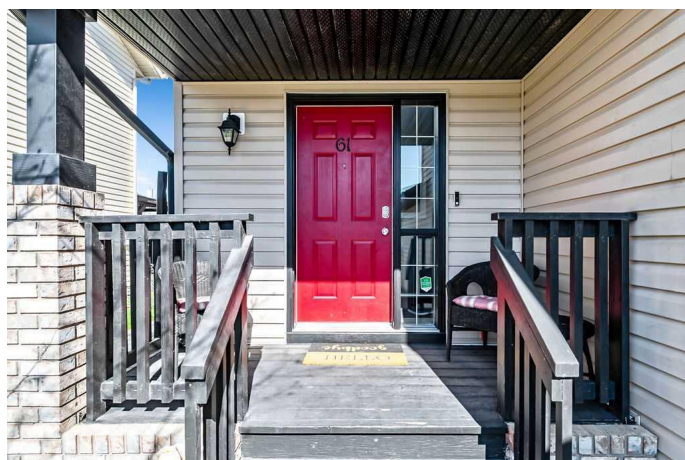
This lovely 2-storey home is located in Cimarron backing onto greenspace – just steps from an elementary school and Jr. High School, and a short two blocks to the Foothills Composite High School. You™re also walking distance to shopping, dining, pathways, parks, an urgent care center, and more. The main 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 | Kitchen Island, No Animal Home, Pantry, French Door                                                  |
| 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 |
|-------------------|--------------|

|                 |                                 |
|-----------------|---------------------------------|
| 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 | 5             |
| Zoning         | TN            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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