

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

MLS® #A2262540

\$839,000

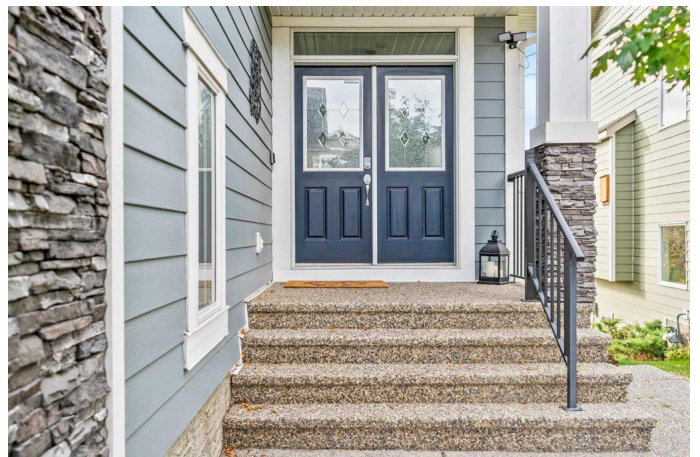
4 Bedroom, 4.00 Bathroom, 2,362 sqft

Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE THIS SATURDAY OCT. 11th from 2-4 pm! 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

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	1
Zoning	TN

Listing Details

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

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.