

22 Cimarron Crescent
Okotoks, Alberta

MLS # A2211501



\$630,000

Division:	Cimarron		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Pantry		

Inclusions: TV Wall Mount

Step into this beautiful 2-storey home nestled in the heart of Cimarron, one of Okotoks's most desirable communities. With tree-lined streets, walking paths, and a true sense of community, Cimarron offers the perfect blend of small-town charm and modern amenities—and this home checks every box. Boasting 3 bedrooms, 2 and a half bathrooms, and over 2561 sqft of thoughtfully designed living space, this home is ideal for families, professionals, or anyone looking for comfort and versatility. One of the standout features? A brand new roof (2025) with a transferable warranty, giving you long-term peace of mind and added value from day one. Inside, the main floor welcomes you with an open, airy layout featuring a spacious living room with a bright dining area, and a well-equipped kitchen with plenty of storage, a central island, and modern appliances. Upstairs, the primary suite is your private retreat with a full ensuite. Two additional bedrooms with large closets, a second full bathroom, and a flexible bonus room offer room for work, rest, or play. The fully finished basement offers enough space to add a fourth bedroom and full bathroom if desired. The backyard is fully fenced, with space to entertain, or unwind on the deck. Plus, you're just minutes from schools, parks, walking trails, and all the shops and services of Okotoks. Located in Cimarron, you're just 25 minutes from Calgary, but miles away from the hustle.