

# \$995,000 - 13 Cimarron Springs Green, Okotoks

MLS® #A2219015

**\$995,000**

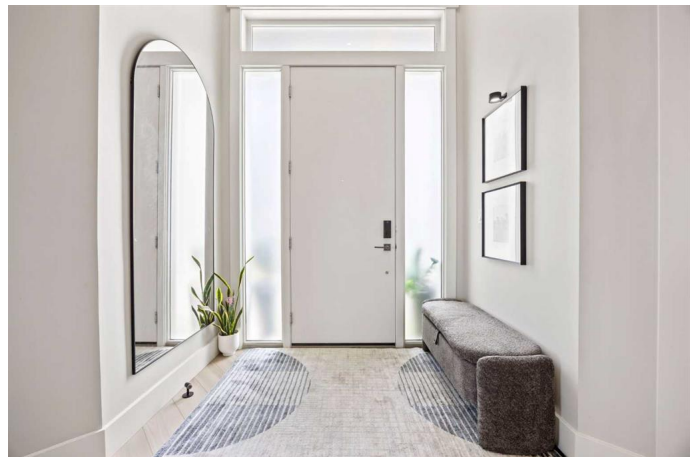
4 Bedroom, 4.00 Bathroom, 2,430 sqft

Residential on 0.12 Acres

Cimarron Springs, Okotoks, Alberta

OPEN HOUSE SUNDAY MAY 11 - 2-4PM\*\*\*

WOW – This stunning, impeccably maintained 2-storey is the one you've been waiting for! A perfect fusion of function and upscale living, ideally situated in a quiet cul-de-sac and backing onto a serene pond. Step inside and be instantly impressed. Brand new luxury vinyl plank flooring (with warranty) flows seamlessly through the main level, complemented by soaring ceilings and refined, on-trend finishings. Off the entry, you'll find a stylish home office behind French doors, complete with a custom two-sided glass-top desk and floor-to-ceiling built-ins. The open concept living, dining, and kitchen area is bathed in natural light thanks to oversized windows framing stunning pond views. The kitchen is next-level: rich cabinetry, gas range, two dishwashers, beverage/wine fridge, expansive island, and generous counter space – absolutely perfect for entertaining. The dining area fits the whole family and opens through triple patio doors to a dreamy outdoor space. The living room is anchored by a statement fireplace with stone detail, custom lighting, and double mantels – your cozy showstopper. Through the walkthrough pantry, connect to a spacious mudroom with storage closets and direct access to the oversized double heated garage, featuring sunshine doors that offer light and privacy. Upstairs, retreat to a luxe primary suite with its own private balcony overlooking the pond, a large walk-in closet, and ensuite with dual vanities, a



deep soaker tub, and tiled walk-in shower. Two additional generous bedrooms, a full bath, and a laundry room with built-in cabinetry, sink, and folding counter complete the upper level. The fully finished walkout basement includes a fourth bedroom, full bathroom, and a huge rec/games room. Bonus: the enclosed room under the deck is the perfect home gym, workshop, storage space—or your future mancave. The upper deck is made for summer living! Partially covered, featuring a gas fireplace, breathtaking views, and direct access to the yard that opens to walking trails. This home checks every box—luxury, location, lifestyle.

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219015    |
| Price          | \$995,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,430       |
| Acres          | 0.12        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13 Cimarron Springs Green |
| Subdivision | Cimarron Springs          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 0M3                   |

## Amenities

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

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                             |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                                                                   |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Composite Siding, Stone                                                                                 |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 2              |
| Zoning         | TN             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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