

# \$634,900 - 16 Cimarron Crescent, Okotoks

MLS® #A2232756

**\$634,900**

4 Bedroom, 3.00 Bathroom, 1,781 sqft

Residential on 0.11 Acres

Cimarron, Okotoks, Alberta

Welcome to the beautiful and very well-established, sought-after Cimarron community where you'll find this well-maintained 2277 total sq ft front drive garage, 4-bedroom, 2 ½ bathroom home. With a bright, inviting main floor with large windows, a cozy gas fireplace, AIR CONDITIONED spacious living and dining area, and a bright kitchen with new stainless steel appliances. Other stress relieving improvements include a new roof, eavestroughs, garage door accessories, furnace, air conditioner, and hot water tank. A fully fenced landscaped backyard offers room to play, garden, or simply enjoy the quiet surroundings! The double front-attached garage offers plenty of room for vehicles and extra storage. It also comes with a side man door that gives easy access to the side yard (for a future dog run?) and back yard for maintenance convenience. Within easy walking distance of THREE top-rated schools (St. Mary's, St. John Paul II & Foothills Composite High) makes this location ideal for growing families. Residents enjoy quick access to big-box retailers (Costco, Home Depot, Walmart), grocery stores (Sobeys, Freshco, Save On Foods), restaurants, pubs, banks, cafes, and ALL AMENITIES, along with easy Calgary access. Whether you're a young family, a couple upsizing from a starter home, or investing in a cash positive rental, this Cimarron property checks all the boxes. It's move-in ready and well cared for, so



connect with your favorite realtor and book  
your showing today!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232756    |
| Price          | \$634,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,781       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16 Cimarron Crescent |
| Subdivision | Cimarron             |
| City        | Okotoks              |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1S 1S8              |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                          |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Concrete Driveway |
| # of Garages   | 2                                                                                                          |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows                     |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window |

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
|                 | Coverings, Electric Range                                       |
| Heating         | Central, Fireplace(s), Forced Air, Natural Gas, High Efficiency |
| Cooling         | Central Air                                                     |
| Fireplace       | Yes                                                             |
| # of Fireplaces | 2                                                               |
| Fireplaces      | Gas, Tile, Basement, Family Room, Mantle                        |
| Has Basement    | Yes                                                             |
| Basement        | Full, Partially Finished                                        |

## Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                                                            |
| Lot Description   | Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Many Trees, Native Plants |
| Roof              | Asphalt Shingle                                                                                                                          |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist, Post & Beam                                                         |
| Foundation        | Poured Concrete                                                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 61              |
| Zoning         | TN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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