

# \$738,500 - 19 Cimarron Springs Way, Okotoks

MLS® #A2264288

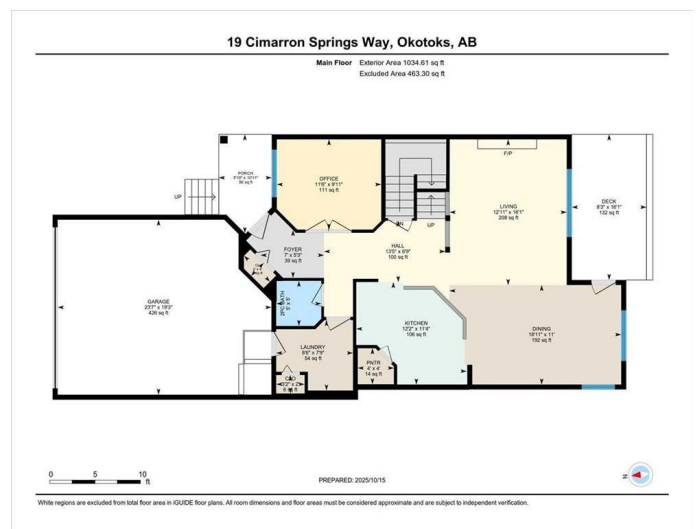
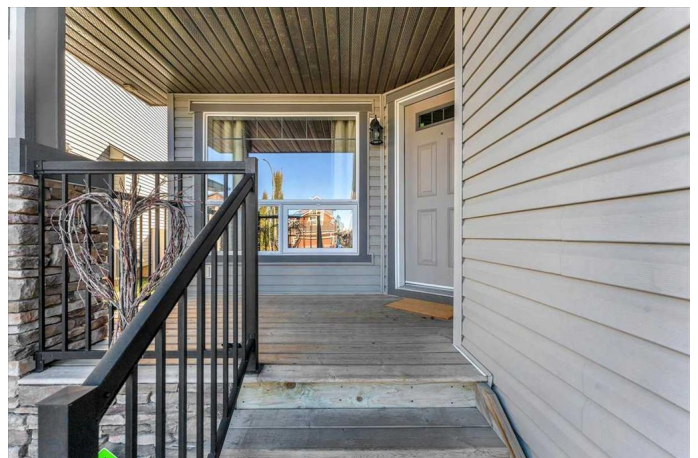
**\$738,500**

4 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.11 Acres

Cimarron Springs, Okotoks, Alberta

Pride of ownership in this inviting family home in the heart of Cimarron Springs! This home combines space, warmth, and comfort, perfectly designed for growing families. The open-concept layout makes everyday living easy and gatherings memorable, with the kitchen, breakfast nook, and living room all connected in one welcoming flow. The living room has a soaring ceiling and is bathed in sunshine! The cozy gas fireplace becomes a focal point on those cooler days. The kitchen features rich wood cabinetry, stainless-steel appliances, a gas cooktop, and a breakfast bar, ideal for morning coffee or after-school snacks. A front office with French doors offers a quiet place to work or study, while the practical main-floor laundry keeps the household running smoothly. Upstairs, there are four bedrooms, a must-have for growing families. The spacious primary suite includes a walk-in closet and ensuite with a soaker tub and separate shower. Three additional bedrooms and a full bath complete the upper floor, offering plenty of room for everyone. Downstairs, the large unfinished basement has 2 windows and roughed-in plumbing and is ready for your ideas- two more bedrooms, a family room or a home gym and a bathroom, the basement really is that large! Enjoy sunny afternoons in the south-facing backyard, set on a reverse pie-shaped lot that offers both privacy and play space. Ideally located close to parks, schools, and shopping, this home blends everyday convenience with small-town



charm!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264288    |
| Price          | \$738,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,046       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 19 Cimarron Springs Way |
| Subdivision | Cimarron Springs        |
| City        | Okotoks                 |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 0J3                 |

### Amenities

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

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s)                                              |
| Appliances        | Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Full             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Cul-De-Sac, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 25                 |
| Zoning         | TN                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.