

# \$639,900 - 16 Cimarron Crescent, Okotoks

MLS® #A2232756

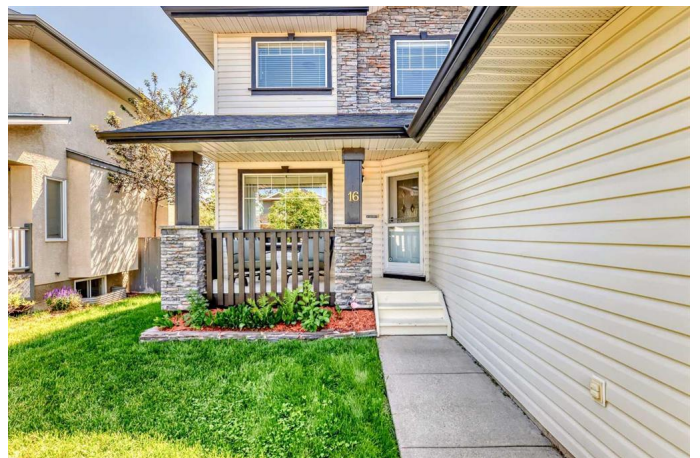
**\$639,900**

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	\$639,900
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	Concrete Driveway, Double Garage Attached, Off Street, Front Drive, Garage Door Opener, Garage Faces Front
# 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, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener,

	Window Coverings
Heating	Forced Air, Natural Gas, Central, Fireplace(s), High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Family Room, Mantle, Tile
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	40
Zoning	TN

## Listing Details

Listing Office	eXp Realty
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