

# \$1,225,000 - 100 Cimarron Estates Drive Se, Okotoks

MLS® #A2202065

**\$1,225,000**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.26 Acres

Cimarron Estates, Okotoks, Alberta

**LEASE BACK OPPORTUNITY!** This stunning newly built bungalow in beautiful Cimarron Estates offers a unique investment opportunity, as it will be leased back for one year at a competitive rate, providing immediate rental income for the new owner while they're ensuring they get to purchase this beautiful show home! Situated on a large pie-shaped lot that spans over 11,000 square feet, this home features 1,740 sq. ft. on the main level plus a fully developed 1,136 sq. ft. walkout basement, designed with modern elegance and functionality in mind. The open-concept living space boasts vaulted ceilings in the great room, oversized windows, and a beautiful gas fireplace, creating a bright and inviting atmosphere with plenty of natural light all day long. The upgraded gourmet kitchen includes quartz countertops, stainless steel appliances, a walk-in pantry, and custom cabinetry. This is the perfect space for entertaining with ample room to host larger groups. A flex room on the main floor provides versatility for a home office or additional seating area. The spacious primary suite offers a luxurious 5pc ensuite complete with a soaker tub, walk-in shower, dual sinks and private water closet - in addition to its walk-in closet. The mudroom with laundry adds convenience for daily living with everything you need on the main level. The fully finished walkout basement features an electric fireplace and additional living space, ideal for relaxation or gatherings as well as two additional bedrooms



and another 5 pc bathroom. Outdoor enjoyment is easy with a large rear deck overlooking the yard. Completing this home is a side-drive triple-car garage, providing ample parking and storage. With 8â€™™ interior doors, premium finishes, and a well-designed layout, this home blends style and practicality. Donâ€™™t miss this exceptional lease-back opportunityâ€™™ own a brand-new home in Cimarron Estates with guaranteed rental income for one year! Possession of this gorgeous home will be at the end of May 2025. Contact today for details.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202065    |
| Price          | \$1,225,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,740       |
| Acres          | 0.26        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 100 Cimarron Estates Drive Se |
| Subdivision | Cimarron Estates              |
| City        | Okotoks                       |
| County      | Foothills County              |
| Province    | Alberta                       |
| Postal Code | T1S 0R1                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal H<br>Pantry, Quartz Counters, Sto |
| Appliances        | Built-In Oven, Dishwasher,<br>Hood, Washer                 |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 2                                                          |
| Fireplaces        | Gas, Basement, Electric, Gre                               |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full, Walk-Out                                   |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Pie Shaped Lot, Private      |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board, Stone, Wood Frame   |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 52               |
| Zoning         | TN               |
| HOA Fees       | 1                |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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