

# \$649,000 - 51 Cimarron Trail, Okotoks

MLS® #A2224535

## \$649,000

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0.11 Acres

Cimarron Park, Okotoks, Alberta

OPEN HOUSE 2 August 2-4pm This lovely 3-bedroom, 2.5-bathroom detached house is situated in the family-friendly community of CIMARRON PARK offers easy access to parks, schools, and walking/biking trails. The vaulted entry way is bright and welcoming and as you enter into the open concept kitchen/living space, you will find a bright, updated, welcoming and functional kitchen with white cabinets, island, breakfast bar, pantry and newer appliances. Down the hall from the kitchen is the spacious mud room which is also the entry to the house from the garage. On the upper floor you'll find a large bonus room with high vaulted ceilings and large windows allowing all the natural light to come in. Upstairs are three good-sized bedrooms, the master suite has a 4 piece private ensuite and a walk-in closet. The two additional bedrooms are great for children, guests, or even a home office, offering flexibility to meet your needs. Upper floor laundry. The un-developed basement is ready for you to personalize to your needs, plumbed in for a bathroom and large windows that would allow for future development. The backyard is ideal for summer barbecues backing to school yard it's a lovely place to relax and enjoy. It features a raised deck, a ground-level patio, and two sheds for additional storage. The community of Cimarron has many well-maintained parks, convenient access to schools, and extensive walking/biking trails just steps from your door.



Whether youâ€™re taking a leisurely stroll through the park, walking your children to school, or taking part in community events. Directions:

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224535    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,818       |
| Acres          | 0.11        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 51 Cimarron Trail |
| Subdivision | Cimarron Park     |
| City        | Okotoks           |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S2T7            |

**Amenities**

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

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Pantry                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Flag Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 68             |
| Zoning         | TN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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