

\$749,900 - 35 Cimarron Park Green, Okotoks

MLS® #A2265734

\$749,900

5 Bedroom, 4.00 Bathroom, 1,988 sqft
Residential on 0.13 Acres

Cimarron Park, Okotoks, Alberta

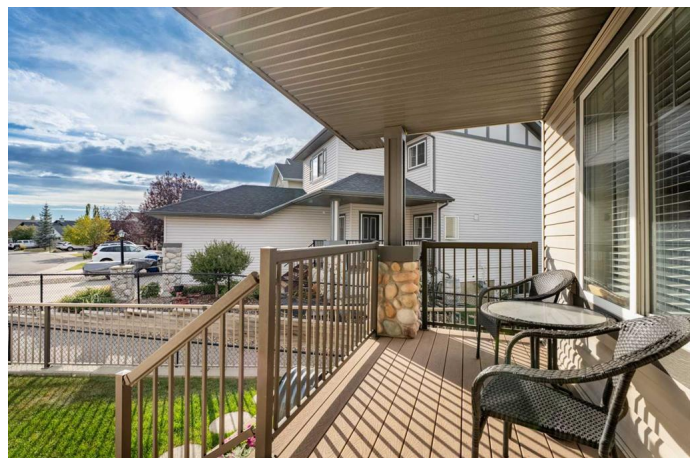
****Open House Sat Oct 25 & Sun Oct 26
1-3pm**** Nestled in the quiet, mature
community of Cimarron Park, this beautiful
five-bedroom walkout home sits on a peaceful
cul-de-sac backing onto open fields with a
playground in the distance. The location is
ideal – you can watch your kids play from
the kitchen window while enjoying the
tranquility of your surroundings.

Inside, the home offers an abundance of
space and comfort. The main floor features a
dedicated office, a laundry room/powder room,
and a bright, open kitchen perfect for
entertaining. Large windows capture stunning
views of north Okotoks and the nearby park
and creek bridge. Upstairs are three generous
bedrooms, including a primary suite with a
4-piece ensuite, plus another full bathroom. At
the top of the stairs, you™ll find a versatile
bonus space – perfect for kids to do
homework, enjoy quiet reading time, or set up
a cozy study nook.

The walkout basement adds two more
spacious bedrooms, a third full 4-piece bath,
and plenty of room for family activities or
guests.

The heated double garage provides
year-round convenience, while the
meticulously landscaped yard is truly a private
retreat. Extensive retaining walls in both the
front and back yards add function and beauty,
and the backyard offers space for kids to play
or adults to unwind.

Located close to two Catholic schools



(elementary and junior high), the public high school, and excellent shopping and dining, this home combines the best of convenience and serenity. Lots like this are rare in Okotoksâ€”a spacious walkout with incredible views, privacy, and room for the whole family. Whether youâ€™re relaxing on the deck, entertaining in the kitchen, or watching the sunset over the fields, youâ€™ll love calling 35 Cimarron Park Green home.

Built in 2005

Essential Information

MLS® #	A2265734
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Cimarron Park Green
Subdivision	Cimarron Park
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Storage
Appliances Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator,
Washer/Dryer, Window Coverings
Heating Central, Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot,
Landscaped, Lawn, No Neighbours Behind, See Remarks, Treed
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2025
Days on Market 3
Zoning TN

Listing Details

Listing Office CIR Realty

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