

\$649,000 - 105 Cimarron Park Circle, Okotoks

MLS® #A2265627

\$649,000

4 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.12 Acres

Cimarron, Okotoks, Alberta

Listing Price REDUCED. Directly adjacent to popular Cimarron Estates provides you all the recreational advantages without higher costs.

Perfectly situated with no direct front or rear neighbours, this beautiful home enjoys one of the community's most desirable locations – directly across from one Okotoks most popular and abundant green areas, complete with walking and biking paths right at your doorstep.

Step inside and be greeted by two-storey ceilings that create an impressive sense of space in the front entry. The main floor features an inviting living room with a cozy gas fireplace, a modern kitchen with a large island, and a separate dining area ideal for family gatherings. A generous walk-through pantry connects seamlessly to the garage and laundry area, complete with a high-end washer and dryer.

Upstairs, unwind in the bright and spacious bonus room, while other family members enjoy the fully finished basement featuring a fourth bedroom and a carpeted rumpus room – perfect for movie nights or a play area.

The primary suite is a true retreat, highlighted by a fully tiled 4-piece ensuite with a separate shower and commode, and a luxurious modern soaker tub. Two additional bedrooms and another full 4-piece bath complete the



upper level.

Outside, the private, fenced backyard is designed for relaxation and entertaining, featuring a large cedar deck with a natural gas hookup, plus a dedicated dog run with convenient access through a doggy door to the fully drywalled garage.

Recent updates include: roof (2013), kitchen appliances (2021–2023), and fresh paint and lighting (2024).

This is the ideal home for an active family seeking a peaceful setting, modern comfort, and quick access to the best of Cimarron’s outdoor lifestyle.

?

Built in 2006

Essential Information

MLS® #	A2265627
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	105 Cimarron Park Circle
Subdivision	Cimarron

City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S2H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Drive
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, City Lot, Lawn, Level, Private
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	26
Zoning	TN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------



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