

# \$519,900 - 53 Cimarron Meadows Close, Okotoks

MLS® #A2222532

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,283 sqft  
Residential on 0.09 Acres

Cimarron Meadows, Okotoks, Alberta

Welcome to this fantastic 3-bedroom home in the heart of Cimarron Meadows, offering exceptional value and functionality for families or first-time buyers. The main floor features a bright, spacious kitchen with brand-new granite countertops and all new appliances, overlooking the sunny, south-facing backyard. A flexible front room creates the perfect cozy book nook and includes a gas fireplace, while a welcoming living room and convenient 2-piece guest bath complete the main level.

Upstairs, the generous primary bedroom features a walk-in closet, accompanied by two additional bedrooms and a full 4-piece bathroom. The fully finished basement offers even more living space with a legal mother-in-law studio suite, complete with a kitchenette and 3-piece bathroom—ideal for extended family or guests.

Step outside to enjoy the sunny, landscaped backyard, featuring a covered deck with stylish glass railings—perfect for relaxing or entertaining. Gardeners will appreciate the raised garden bed and handy shed. The freshly painted front deck adds even more curb appeal, while off the back lane you'll find two parking spaces with room to build your future double garage.

With recent updates including a new washer and dryer (2024) and a roof replaced in 2016, this home is ready for your final touches.



Ideally located close to schools, parks, shopping, and moreâ€”donâ€™t miss the opportunity to make this wonderful property yours!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222532    |
| Price          | \$519,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,283       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 53 Cimarron Meadows Close |
| Subdivision | Cimarron Meadows          |
| City        | Okotoks                   |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T1S 1T5                   |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |

|                 |                      |
|-----------------|----------------------|
| Cooling         | None                 |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas, Blower Fan, Den |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lighting, City Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Stucco, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | TN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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