

# \$530,000 - 53 Cimarron Meadows Close, Okotoks

MLS® #A2222532

**\$530,000**

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 illegal 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	\$530,000
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	Blower Fan, Den, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	TN

## Listing Details

Listing Office	CIR Realty
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