

\$375,000 - 90 Cimarron Trail, Okotoks

MLS® #A2267796

\$375,000

3 Bedroom, 2.00 Bathroom, 1,324 sqft
Residential on 0.04 Acres

Cimarron, Okotoks, Alberta

If you've been waiting for "the right one," this is it and if you blink, it'll be gone! The market isn't crashing, and this is your moment to buy smart before everyone else jumps back in.

This charming 3-bedroom, 1.5-bathroom home is move-in ready and full of potential. The open-concept main floor is perfect for gatherings whether it's family dinners, game nights, or that morning coffee with sunshine pouring through the windows. Upstairs, the three spacious bedrooms offer plenty of room for everyone, and there's even potential to add a second full bathroom in the basement if you're looking to level up your space.

Got a truck? No problem the oversized garage fits it easily (or doubles as the ultimate storage/workshop space). The backyard offers privacy with no direct neighbors behind and a touch of green space ideal for BBQs, pets, or just unwinding after work.

Location? Couldn't be better. You're steps from a bus stop, Westmount strip mall, health campus clinics, and great schools. Everything you need is right here.

So, if you're scrolling listings thinking, "I'll wait a bit," don't. That's what everyone else said last time and they missed out.



Act now, or watch someone else move into your dream home!

Built in 2004

Essential Information

MLS® #	A2267796
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,324
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	90 Cimarron Trail
Subdivision	Cimarron
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 2G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	NC

Listing Details

Listing Office	Royal LePage Benchmark
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