

# \$590,000 - 322 Cimarron Vista Way, Okotoks

MLS® #A2212922

**\$590,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.08 Acres

Cimarron, Okotoks, Alberta

\*\*\* OPEN HOUSE Saturday, April 26

1:00pm-3:00pm \*\*\* Welcome to this charming 4-bedroom, 4-bathroom home with a developed basement, located in the desirable community of Cimarron in Okotoks. This inviting property offers a wonderful blend of comfort, functionality, and style – perfect for families of all sizes.

Walking in, you're welcomed by a cozy living room featuring large windows that flood the space with natural light. Toward the back of the home, you'll discover the kitchen and dining area – truly the heart of the home. The kitchen is equipped with stainless steel appliances, granite countertops, a pantry and a central island that makes meal preparation both easy and enjoyable. With its open-concept design, the kitchen flows effortlessly into the dining room, creating a warm and inviting space for everyday meals or entertaining guests.

Step outside and you'll find a NEWLY built wood deck, ideal for summer barbecues or relaxing with your morning coffee. The backyard also features a BRAND NEW OVERSIZED HEATED DETACHED GARAGE, providing ample space for vehicles, storage, or hobbies.

Upstairs, the primary suite offers a peaceful retreat, complete with large windows, a spacious walk-in closet, and a private 4-piece ensuite bathroom – perfect for unwinding at



the end of the day. Two additional generously sized bedrooms and another full 4-piece bathroom complete the upper level.

The fully developed basement offers even more living space, including a large recreation room that's perfect for movie nights, game days, or a home gym. This level also includes a well-placed laundry room, an additional bedroom, a separate storage room and a convenient 2-piece bathroom – ideal for guests or older children.

Situated in one of Okotoks' most sought-after neighborhoods, this home is close to top-rated schools, beautiful parks, restaurants, and a variety of shopping options. Whether you're a growing family or simply looking for a place to call home, this property is an incredible opportunity.

Don't miss your chance to make this beautiful home yours – schedule your showing today!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212922    |
| Price          | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,530       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 322 Cimarron Vista Way |
| Subdivision | Cimarron               |
| City        | Okotoks                |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S0J6                 |

## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 2                                                   |
| Parking        | Alley Access, Double Garage Detached, Heated Garage |
| # of Garages   | 2                                                   |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Family Room, Gas                                                                                              |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | TN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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