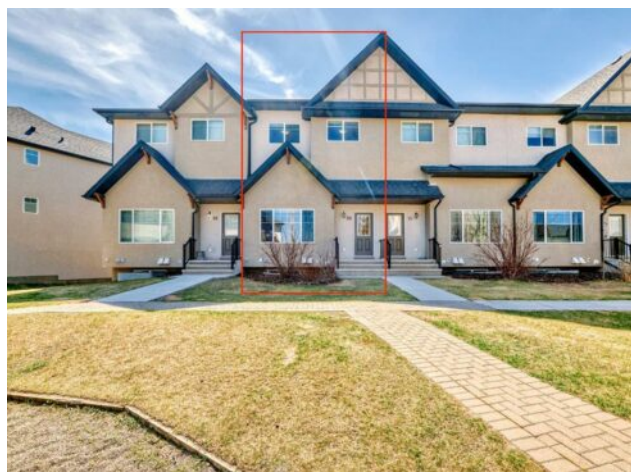


68 Cimarron Vista Gardens Okotoks, Alberta

MLS # A2218426

\$412,590

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,568 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Partial, Unfinished**Exterior:** Stone, Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** High Ceilings**Water:** -**Sewer:** -**Condo Fee:** \$ 358**LLD:** -**Zoning:** NC**Utilities:** -**Inclusions:** n/a

This beautifully appointed townhouse offers three generously sized bedrooms and a convenient double garage, providing ample space for your family and vehicles and storage. Located in an amazing neighbourhood, this home is within walking distance of various amenities, including grocery shopping, Costco, Goodlife gym, and numerous store and restaurants. It's an ideal place for those who appreciate the convenience of having everything close by. Imagine sitting on your front step, enjoying a warm cup of coffee while watching your children play on the playground right outside your front door. This townhouse is perfect for families looking for a welcoming community atmosphere. Recent updates include a new refrigerator, dishwasher, microwave, and furnace. These upgrades make this home move-in ready and perfect for those who value modern living. You'll fall in love with the amount of space this townhouse provides. Each room is thoughtfully designed to maximize comfort and utility, making it an ideal choice for families or those who enjoy having extra room. Don't miss the opportunity to own this wonderful townhouse in Cimarron Vista! It's a perfect blend of spacious living, and a convenient location.