

## 289 Cimarron Vista Court Okotoks, Alberta

**MLS # A2225111**


# \$659,900

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,677 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Tire rack in Garage, All-Garage Shelving, Small heater in Garage, TV and sound bar on main floor, TV and sound system in Bonus room, shed, Lights around/underneath deck, Alarm system (equipment is owned)

Welcome to this beautifully maintained family home, tucked into a quiet cul-de-sac in Cimarron Vista. With 3 bedrooms, 2.5 bathrooms and a bright, open layout, this home offers, space, style, and incredible functionality for everyday living and entertaining. Curb appeal shines thanks to the exposed aggregate driveway and sidewalks, and custom Gemstone lighting adds year round charm and style with programmable, low maintenance exterior illumination. Step inside to an open, airy main floor filled with natural light. The kitchen is a true centerpiece, featuring a gas range, granite island with seating, and ample counter space. It flows effortlessly into the dining area, which opens onto a sprawling 12x24 deck that spans the full width of the home. The space is equipped with speakers for music or entertaining, and a privacy screen adds comfort and seclusion, making it feel like your own private retreat, perfect for summer gatherings or a peaceful morning coffee. The bright and spacious living room invites relaxation, while upstairs offers exceptional family friendly design. The bonus room provides the perfect flex space for a media room, playroom, or home office. The primary suite is a tranquil retreat with a walk-in closet and private ensuite, while two additional bedrooms and a full bath complete the upper level. The unfinished walkout basement offers endless potential to create the space your lifestyle needs. It opens onto a private exposed aggregate patio, a great spot to enjoy the outdoors with added privacy. From the patio, aggregate stairs lead up the side of the home to the front, providing convenient access and a finished, polished look to the exterior. Plus, the back alley behind the home adds a welcome buffer between you and rear neighbours, giving you more space and extra privacy. Additional upgrades include epoxy-coated garage floors, a new furnace (2025), and

a newer hot water tank, offering long-term peace of mind. Located just minutes from shopping, schools, walking paths, and with quick access to Highway 2, this home checks all the boxes for location, lifestyle, and value. Don't miss your chance to make this exceptional Cimarron Vista property your next home!