

**13 Cimarron Vista Circle
Okotoks, Alberta****MLS # A2235419****\$659,900**

Division:	Cimarron Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shelving in basement and garage, TV and wallmount in bonus room, Hot Tub

Welcome to this beautifully maintained family home in the highly sought-after community of Cimarron Vista in Okotoks. Ideally situated on a quiet circle with exceptional curb appeal, this move-in ready home offers an outstanding blend of comfort, function, and style. The main level features a modern kitchen with crisp white cabinetry, quartz countertops, stainless steel appliances, a central island with seating, and a large dining area that opens to a spacious deck—perfect for summer BBQs and entertaining. The cozy living room is anchored by a gas fireplace, creating an inviting atmosphere to relax with family and friends. Upstairs, you’ll find a large bonus room filled with natural light—ideal for a playroom, home office, or media space. The spacious primary suite includes a walk-in closet featuring a 4-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms and an upper-floor laundry room—tucked behind a charming barn door—offer convenience and functionality for busy families. The fully finished walkout basement (with the exception of the bathroom, it is "roughed-in") offers a massive recreation room that can easily adapt to your lifestyle needs—think home gym, theatre room, or guest retreat. Step outside to the covered patio featuring a private hot tub—an oasis for year-round enjoyment. The landscaped backyard is fully fenced, offering privacy and room to play. Additional highlights include a double attached garage with wood paneling and shelving, newly updated basement flooring, and serene views. Enjoy walking and biking trails, beautiful nearby parks, and the natural wetlands that make Cimarron Vista one of the most desirable neighborhoods in Okotoks. All this, just minutes from schools, shopping, restaurants, and more. This is the perfect home for families of all

—don't miss your chance to make it yours!