

## 107 Cimarron Vista Gardens Okotoks, Alberta

**MLS # A2210331**


# \$415,000

<b>Division:</b>	Cimarron Vista		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	NC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

Welcome to this charming townhome in the sought-after community of Cimarron Vista in Okotoks—where the peaceful feel of country living meets the convenience of city life. Boasting 3 bedrooms and 2.5 bathrooms, this 1,287 sq. ft. home offers a bright, welcoming layout with a single attached garage and an extended driveway perfect for a second vehicle. The main level features an open-concept design with soaring ceilings and expansive windows that flood the living and dining areas with natural light while offering scenic views and direct access to a private back deck—ideal for relaxing or entertaining. The kitchen is equipped with black appliances, a central island with a double sink, and a handy breakfast bar for casual dining. A convenient 2-piece bathroom completes this level. Upstairs, you'll find a generously sized primary bedroom filled with natural light, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a second full bathroom, and the upper-level laundry room adds everyday ease and functionality. The basement is undeveloped, offering a blank canvas to create the space of your dreams—whether it be a home gym, office, or extra living area. Ideally situated near major routes, including Highways 2, 2A, and Highway 7. As well as Cimarron Boulevard, this home offers easy access to both the countryside and all the essentials of city living. You're just minutes from places such as Costco, Home Depot, Walmart, Winners, and Save-on-Foods, along with nearby schools, churches, parks like Woodgrove, and the beautiful Sheep River. Don't miss out and schedule your showing today.