



**9 Cimarron Vista Gardens
Okotoks, Alberta**

MLS # A2299737



\$409,900

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,297 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Exceptional Location | Move-In Ready | Fully Finished Basement Ideally situated within walking distance to major amenities including shopping, fitness centres, restaurants, schools, and scenic walking paths, with quick and convenient access to main roadways, this beautifully updated townhouse offers both comfort and convenience. Recently refreshed with new paint and upgraded flooring throughout, the bright and functional main level features an open-concept layout, including a spacious living room, well-appointed kitchen with eating bar, dedicated dining area, and a convenient 2-piece powder room. Step outside to the east-facing deck with gas BBQ hookup, perfect for enjoying morning sun or relaxing evenings. The upper level boasts a generous primary bedroom complete with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms, a full 4-piece bathroom, and upper-level laundry provide excellent practicality for families or investors. The fully finished basement expands the living space, offering flexibility for a recreation area, home office, or guest space. Additional highlights include an oversized single attached garage, driveway parking, and nearby visitor parking. With approximately 1,500 sq. ft. of total developed living space, this home is an excellent opportunity for first-time buyers, downsizer or investors seeking a well-located, low-maintenance property.