



**72 Cimarron Vista Gardens
Okotoks, Alberta**

MLS # A2301892



\$440,000

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,422 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: TV mount staying (TV going), baby gate to kitchen

You pull into your double attached garage, the day winding down as you step inside and leave the world at the door. Upstairs, the heart of the home is waiting—sunlight pouring into the south-facing kitchen, warming the space and making it feel instantly welcoming. There’s room to spread out here, whether you’re prepping dinner with ease thanks to generous counter and cabinet space, or gathering around the central island. Just off the kitchen, the balcony calls for an easy summer BBQ, doors open to let the evening air drift in. This level is designed for real life, with a convenient 2-piece powder room and laundry close at hand—everything exactly where you need it. Dinner flows into the dining area, and before long you find yourselves unwinding in the bright living room below. The vaulted ceilings create a sense of openness, while the large window frames a view of the playground just steps away. It doesn’t take much convincing before your little one is asking to head out to play—shoes on, laughter echoing as the last of the daylight fades. When it’s time to come in, the routine feels effortless. Upstairs, bath time in the main 4-piece bathroom, then into one of the cozy secondary bedrooms where stories are read and goodnights are said. The house settles into a quieter rhythm. Maybe you spend a bit of time in the third bedroom turned office—catching up on work or finally picking up a paintbrush again—while downstairs the garage becomes a place to tinker and unwind. Later, you both retreat to your own private level—the primary suite. It’s a true escape, complete with a walk-in closet and a 4-piece ensuite where the day can fully melt away. Weekends bring a different pace. Friends drop by easily, with plenty of guest parking just steps away. If they stay the night, the finished basement—with its

comfortable fourth bedroom and warm cork flooring—offers a welcoming, private space. And in between it all, life here is about ease and connection. You can walk to GoodLife Fitness for a workout, grab a quick bite at McDonald's, or run errands at Home Depot, Save-On-Foods, and Costco just across the street. When you're craving fresh air, nearby walks along Sheep River or around Cimarron Pond offer a peaceful escape close to home. This is more than a home—it's a place where your everyday feels easy, connected, and just right.