



**10 Cimarron Vista Gardens
Okotoks, Alberta**

MLS # A2307276



\$435,000

Division:	Cimarron Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, See Remarks		

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

Inclusions: none

Welcome to this stylish and inviting end unit townhome in the heart of Cimarron Vista where comfort, convenience and location come together! Offering 3 bedrooms, 2.5 bathrooms, 1,541 sq ft of living space and a double attached garage. This move-in ready home is perfect for first time home buyers, families or anyone seeking low maintenance living without sacrificing space. Whether you're curling up with a book or hosting friends, the bright and functional layout is designed for everyday living and easy entertaining. The kitchen is both practical and stylish, featuring a central island, ample counter space and room to gather. The adjoining dining area opens onto a private balcony perfect for morning coffee, evening BBQs, or simply enjoying the fresh air. Upstairs, you'll find three generous bedrooms, including a comfortable primary suite complete with its own 4 piece ensuite. An additional full bathroom ensures there's room for everyone. Recent updates include a newer furnace,(2023) hot water tank(2023), dishwasher(2025), washer and dryer(2021), plus fresh interior paint making this home truly move-in ready! Located just steps from a playground and within walking distance to shopping, schools, scenic pathways, this home offers the perfect blend of lifestyle and location. Come see it for yourself!